



物業管理業監管局  
PROPERTY MANAGEMENT  
SERVICES AUTHORITY



# 2017-18 周年 報告 ANNUAL REPORT

物業管理業監管局  
Property Management Services Authority

# 發牌監管倡專業 提升服務保質素

Licensing regulatory regime for  
professionalism and better service quality





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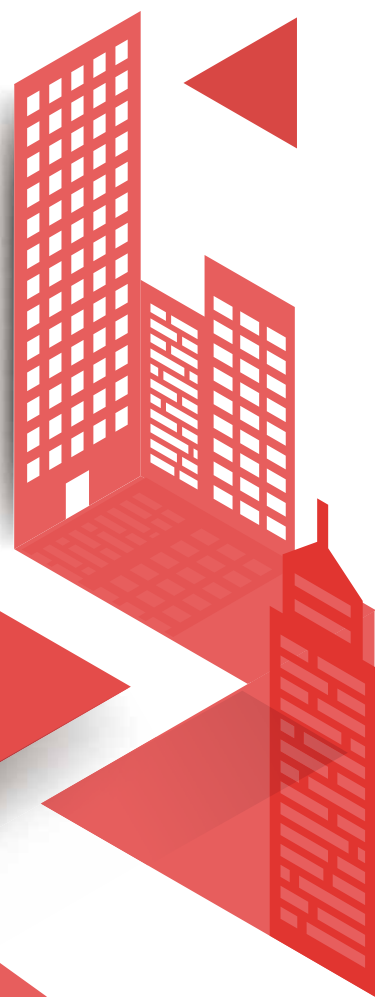
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# 主席的話

Chairperson's Message





主席  
謝偉銓，BBS  
Chairperson  
Tony TSE Wai-chuen, BBS

本人深感榮幸以物業管理業監管局（監管局）首任主席的身份，代表全體成員呈獻監管局的第二份周年報告，匯報監管局於2017年4月1日至2018年3月31日期間的主要工作及未來計劃。

### 本年度的主要工作

由獲委任為監管局主席至今，我和監管局全體成員積極推展有關監管局運作的籌備工作。隨着去年成立5個常設委員會，監管局進一步設立了多個工作小組，以協助推展各項專責事項。年內，我們完成多項重點工作。

I am very honoured to present the second Annual Report of the Property Management Services Authority (the Authority) as its first Chairperson and on behalf of all Members. This report gives an account of the Authority's major work from 1 April 2017 to 31 March 2018 and its future plans.

### Major Work in the Year

Since being appointed as the Chairperson of the Authority, I, together with all Members, have been actively engaging in the preparatory work for the operation of the Authority. With the setting up of five Standing Committees last year, the Authority further established a number of working groups to assist in taking forward various dedicated issues. During the year, we accomplished a number of major tasks.



## 主席的話 Chairperson's Message

為制訂發牌制度的詳細建議作出準備，監管局於 2017 年 10 月透過聚焦小組會議收集業界代表的意見。監管局亦與持分者保持緊密聯繫，並在不同的平台作出交流。

我們感激民政事務局（民政局）及民政事務總署（民政總署）於 2017 年 11 月向立法會提交申請，從政府貸款基金提供 2,200 萬元貸款予監管局，以應付本局的成立開支及初期的營運經費。於 2018 年 1 月，監管局與政府簽署相關貸款協議書。

年內，監管局亦為收取徵款事宜作好準備，與稅務局轄下的印花稅署磋商執行細節。我們很高興民政局及民政總署於 2018 年 3 月順利完成在《物業管理服務條例》（第 626 章）（《物管條例》）下徵款附屬法例的立法程序。待附屬法例於 2018 年 7 月實施後，徵款將會為監管局提供穩定的財政來源。

於 2017 年 5 月，監管局設立了網站。監管局於 2017 年底至 2018 年初進行首批員工招聘工作，並在 2018 年 1 月搬進位於灣仔陽光中心的辦事處。首批行政辦事處的員工於 2018 年 2 月底開始到任。

代表監管局作為法定物業管理業的監管機構標誌亦於 2018 年 1 月誕生。

To prepare for the formulation of detailed proposals for the licensing regime, the Authority collected views from the industry through focus group meetings with its representatives in October 2017. The Authority has also maintained close liaison with stakeholders and exchanged views through different platforms.

We are grateful to the Home Affairs Bureau (HAB) and the Home Affairs Department (HAD) for seeking the approval of the Legislative Council (LegCo) in November 2017 to provide a loan of \$22 million from the Government Loan Fund to the Authority to meet its set-up costs and initial operating expenses. The Authority signed the loan agreement with the Government in January 2018.

During the year, the Authority also prepared for the collection of levy and discussed the detailed arrangements with the Stamp Office of the Inland Revenue Department. We are pleased to note that the HAB and HAD successfully completed in March 2018 the legislative procedures for the subsidiary legislation on levy under the Property Management Services Ordinance (Cap. 626) (the Ordinance). Upon the commencement of the subsidiary legislation in July 2018, levy collection will provide a steady source of funding for the Authority.

In May 2017, the Authority set up its website. It conducted the recruitment work for the first batch of staff in late 2017 to early 2018 and moved into its office at Sunlight Tower in Wan Chai in January 2018. The first batch of staff of the Authority's Executive Office began to take office in late February 2018.

The birth of the Authority's logo in January 2018 signifies its status as a statutory regulatory body of the property management industry.



## 未來計劃

監管局來年將會是非常忙碌和具挑戰的一年。監管局將要繼續處理和完成不少既繁重而又刻不容緩的工作。首要的工作是制訂發牌規管制度，以冀貫徹落實《物管條例》的立法目標。其他的重點工作包括推廣及宣傳、落實收取徵費、擴充行政辦事處團隊及其辦事處，以便建立各項運作系統。

在制訂發牌制度的細節時，監管局會繼續收集業界及持分者的意見，冀能充分考慮相關意見，以制訂發牌制度。

在監管局全體成員和行政辦事處團隊的努力下，本人深信來年的工作將能順利完成和達到預期目標。

## 感謝語

本人衷心感謝民政總署在監管局籌組整支行政團隊前，繼續抽調署內職員為監管局提供支援。最後，本人藉此機會，對監管局全體成員和行政辦事處員工，以及民政局和民政總署在年內為監管局提供的支援工作表示衷心感謝！

主席  
謝偉銓，BBS

## Future Plans

The coming year will be very busy and challenging for the Authority. We will continue to handle quite a number of taxing and pressing work. Priority will be given to the formulation of the licensing and regulatory regime to achieve the legislative intent of the Ordinance. Other major areas of work include promotion and publicity, implementation of levy collection, expansion of the Executive Office and office accommodation to cater for the development of various operational systems.

In formulating the details of the licensing regime, the Authority will continue to gauge the views of the industry and stakeholders, so as to put in place a licensing regime which takes into account the relevant views.

With the concerted efforts of all Members of the Authority and staff of the Executive Office, I am confident that the Authority will complete its work and achieve its goals in the year to come.

## Vote of Thanks

I would like to thank the HAD for the continued deployment of staff to support the Authority, pending the full establishment of its Executive Office. Last but not least, I would like to take this opportunity to express my sincere gratitude to all Members of the Authority, staff of the Executive Office, as well as colleagues of HAB and HAD for their sterling support to the Authority in the past year.

Chairperson  
Tony TSE Wai-chuen, BBS

# 物業管理業監管局概要

Outline of the  
Property Management Services Authority





# 物業管理業監管局概要

## Outline of the Property Management Services Authority



監管局是根據《物管條例》第42(1)條成立的法人團體，肩負規管在香港提供物業管理服務的公司及從業員和推動業界專業化的責任。

The Authority is a body corporate established in accordance with section 42(1) of the Ordinance and is tasked to regulate the provision of property management services by companies and practitioners in Hong Kong, and to promote professional development of the industry.

### 法定職能

## Statutory Functions

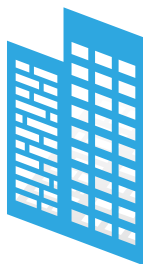
監管局的主要法定職能是：

The principal statutory functions of the Authority are:



透過發牌照予物業管理公司及物業管理人，  
規管及管制物業管理服務的提供；

to regulate and control the provision of property management services by the licensing of Property Management Companies (PMCs) and Property Management Practitioners (PMPs);



推動物業管理業專業行事持正，  
並提高該專業的能力及專業性；及

to promote the integrity, competence and professionalism of the profession of property management services; and



維持和提升物業管理業專業的地位。

to maintain and enhance the status of the profession of property management services.



## 物業管理業監管局概要 Outline of the Property Management Services Authority

### 監管局的目標

物業管理涵蓋多方面的專業服務，其服務質素亦會影響樓宇的安全和衛生水平，以及市民的生活環境。物業管理公司及物業管理從業員在協助業主妥善管理物業方面，擔當重要角色。因此，規管和提升物業管理質素的工作更形重要。

監管局的目標是透過制訂與執行一套符合香港情況的發牌規管制度及其他相應配套措施（包括操守守則和相關指引），藉以鼓勵和協助物業管理行業及其從業員朝着優質化與專業化發展，為物業業主、住客及用戶提供專業物業管理服務。

### Objective of the Authority

Property management covers professional services across multi-disciplines and its service quality also affects the safety and hygiene standards of buildings as well as the living environment of the public. PMCs and PMPs play a vital role in assisting property owners to manage their properties. It is therefore important to regulate and enhance the quality of property management services.

Through formulating and implementing a licensing regulatory regime and other complementary measures, including codes of conduct and relevant guidelines, that suit the situation in Hong Kong, the Authority aims to encourage and assist the property management industry and its practitioners in striving for enhancement in quality and professionalism, so as to provide property owners, occupiers and users with professional property management services.



## 規管制度

《物管條例》旨在就發牌照予經營提供物業管理服務業務的業務實體，以及就發牌照予從事提供物業管理服務業務的個人，訂定條文；規管及管制物業管理服務的提供；以及就相關事宜訂定條文。監管局的其中一項主要職能是實施強制發牌制度，訂定物業管理公司及物業管理人的最低資歷要求，並向不遵從規定的物業管理公司及物業管理人作出紀律處分，以規管及管制物業管理服務的提供。《物管條例》訂明監管局可發出兩類牌照，分別是物業管理公司牌照及物業管理人牌照。

### 物業管理公司牌照

《物管條例》為物業管理公司訂明單一級別的發牌制度。除提供單一服務的公司外，在香港向物業提供《物管條例》所界定的物業管理服務的物業管理公司，均須領取牌照。物業管理公司必須符合所有發牌準則，並須遵守牌照條件。

### 物業管理人牌照

《物管條例》為物業管理人訂立兩個級別的發牌制度。只有在提供物業管理服務方面擔當管理或督導職務的物業管理人，才會受發牌規管，前線人員無須領取物業管理人牌照。物業管理人必須符合所有發牌準則，並須遵守牌照條件。

## Regulatory Regime

The Ordinance aims to provide for the licensing of business entities carrying on, and individuals engaged in, the business of providing property management services; to regulate and control the provision of property management services; and to provide for related matters. One of the major functions of the Authority is to implement a mandatory licensing regime under which minimum qualification requirements are set for PMCs and PMPs, and to take disciplinary actions against non-compliant PMCs and PMPs, with a view to regulating and controlling the provision of property management services. The Ordinance stipulates that the Authority may issue two types of licences, namely PMC Licence and PMP Licence.

### Property Management Company Licence

The Ordinance provides for a single-tier licensing regime for PMCs. Except for companies that provide only stand-alone service, PMCs providing property management services to properties in Hong Kong as defined in the Ordinance are required to obtain licences. A PMC has to fulfill all licensing criteria and comply with the licence conditions.

### Property Management Practitioner Licence

The Ordinance provides for a two-tier licensing regime for PMPs. Only those PMPs who take up a managerial or supervisory role in the provision of property management services are subject to licensing. Frontline staff are not required to obtain PMP licences. A PMP has to fulfill all licensing criteria and comply with the licence conditions.



## 物業管理業監管局概要 Outline of the Property Management Services Authority

### 組織架構

根據《物管條例》，監管局須由主席、副主席和不超過 18 名普通成員組成，每名成員均由香港特別行政區行政長官委任。目前，監管局轄下設立了 5 個常設委員會，以協助監管局履行其法定職能，包括：

### Organisation Chart

The Ordinance stipulates that the Authority shall consist of a Chairperson, a Vice-chairperson and not more than 18 ordinary Members appointed by the Chief Executive of the Hong Kong Special Administrative Region. The Authority has set up five Standing Committees as follows to assist in discharging its statutory functions –



此外，監管局由行政辦事處支援，負責推動監管局的職能、執行不同範疇的日常工作和運作管理。監管局組織架構圖載於附錄一。

The Authority is supported by an Executive Office, which is responsible for implementing the functions of the Authority, performing various day-to-day work and operational management. The Organisation Chart of the Authority is at **Annex 1**.



監管局成員合照  
Photo of Members of the Authority

- (前排左起) 吳韻宜女士、黃栢欣女士、張佩蓮女士 (民政總署署長代表)、許智文教授、王國興副主席、謝偉銓主席、易志明先生、伍翠瑤博士、黃麗冰女士 (房屋署署長代表)、鄭麗琼女士
- (後排左起) 譚領律先生、譚國榮先生、陳繼宇博士、甄韋喬先生、梁文廣先生、郭岳忠測量師、葉興國先生、吳光銘先生、黃輝成先生、陳恒鑛先生

(First row from left) Ms Wendy NG, Ms Annie WONG, Ms Josephine CHEUNG (representative of Director of Home Affairs), Professor Eddie HUI, Vice-chairperson Mr WONG Kwok-hing, Chairperson Mr Tony TSE, Mr Frankie YICK, Dr Jennifer NG, Ms Rosaline WONG (representative of Director of Housing), Ms CHENG Lai-king

(Second row from left) Mr TAM Lanny, Mr Ivan TAM, Dr Jason CHAN, Mr Mickey YAN, Mr LEUNG Man-kwong, Sr Dick KWOK, Mr YIP Hing-kwok, Mr Paul NG, Mr WONG Fai-sing, Mr CHAN Han-pan

## 財務安排

監管局為自負盈虧的法定機構，經費來自牌照費及定額徵款。為使監管局能夠應付其成立開支及初期的營運經費，民政局及民政總署於 2017 年 11 月為監管局向立法會財務委員會 (財委會) 申請 2,200 萬元的政府貸款基金貸款。

## Financial Arrangement

The Authority is a self-financing statutory body supported by income generated from licence fees and fixed levy. To enable the Authority to cope with its set-up costs and initial operating expenses, the HAB and HAD sought in November 2017 the approval of the Finance Committee of the LegCo to provide a loan of \$22 million from the Government Loan Fund for the Authority.



## 物業管理業監管局概要 Outline of the Property Management Services Authority

此外，民政局及民政總署於 2018 年 3 月完成在《物管條例》下徵款附屬法例的立法程序，生效日期為 2018 年 7 月 1 日。用以轉讓香港不動產之售賣轉易契下的承讓人，須於簽立徵款適用文書後的 30 日內繳付徵款予監管局，每份售賣轉易契的徵款款額為 350 元。

有關牌照費的附屬法例尚未訂立，長遠而言，監管局會逐步透過定額徵款及牌照費的收入，達至財政獨立、收支平衡和自負盈虧的目標。

Moreover, in March 2018, the HAB and HAD completed the legislative procedures of introducing the subsidiary legislation on levy under the Ordinance. This would take effect on 1 July 2018. A transferee under a conveyance on sale of an immovable property in Hong Kong has to pay a levy of \$350 for each conveyance on sale to the Authority within 30 days after the leviable instrument is executed.

The relevant subsidiary legislation on licence fees has yet to be enacted. In the long term, the Authority will gradually achieve its goal of financial independence, a balanced budget and self-financing operation through income from fixed levy and licence fees.



# 機構管治

Corporate Governance







就履行其職責而言，監管局恪守良好的機構管治標準，以求符合公眾及持份者的期望。《物管條例》對監管局的運作訂明規管條文，監管局均加以遵循。監管局致力提升機構的管治成效，並採納適當原則，包括適用於一般公共機構的監控機制、行為守則及機構管治安排。

The Authority is committed to high standards of corporate governance in conducting its duties, with a view to meeting the aspirations of the public and its stakeholders. It adheres to the Ordinance which sets out regulatory provisions on its operation, and endeavours to enhance its governance effectiveness by adopting appropriate principles, including monitoring mechanisms, codes of conduct and corporate governance arrangements which are applicable to public bodies.

## 監管局成員

監管局成員由香港特別行政區行政長官根據《物管條例》委任。首屆監管局共有 20 名成員，包括主席及副主席各一名，任命由 2016 年 12 月 1 日起生效，為期 3 年。監管局成員來自不同界別，擁有不同的專業知識及豐富的社會服務經驗，為監管局提供獨立和多方面的意見。監管局成員名單載於附錄二。

## Members of the Authority

Members of the Authority are appointed by the Chief Executive of the Hong Kong Special Administrative Region in accordance with the Ordinance. The first Board of the Authority comprises 20 Members, including a Chairperson and a Vice-chairperson, to serve for a period of three years with effect from 1 December 2016. Members of the Authority are drawn from various sectors with different expertise and rich experience in community service who provide the Authority with independent advice on various aspects. The membership list of the Authority is at **Annex 2**.

監管局履行《物管條例》訂明的職能，監督轄下行政辦事處的工作，並核准所有重大決定。

The Authority executes the functions as provided in the Ordinance. It oversees the work of its Executive Office and approves all major decisions.

## 常設委員會

監管局設立了 5 個常設委員會，以協助處理其繁重的工作和履行其職能。年內，各常設委員會陸續展開會議或其他籌備工作，以便推展各項監管局的職能。監管局常設委員會職權範圍及成員名單載於附錄三。

## Standing Committees

The Authority has established five Standing Committees to assist in handling its heavy schedule and discharging its functions. The Standing Committees conducted meetings and executed other preparation work during the year for discharging various functions of the Authority. The terms of reference and membership lists of the Standing Committees are at **Annex 3**.

## 行政辦事處

監管局行政辦事處協助及支援監管局執行物業管理規管及推動行業專業化和服務優質化的工作，以及執行不同範疇的日常工作。為有效地協助監管局執行其法定職能，行政辦事處設有兩個分支，分別主理兩大工作範疇：(i) 規管；及(ii) 營運及服務，各由一位總經理掌管。他們其下各設有多個部門，分別由規管事務總經理帶領的牌照部、規管事務及紀律研訊部、投訴及執行部和法律事務部，以及由營運及服務總經理帶領的行政部、機構事務部和專業發展部。

## 監控機制

監管局屬香港法例第 201 章《防止賄賂條例》所指明的公共機構，監管局成員作為《防止賄賂條例》所指明的公職人員，受公眾監察，因此，維持和提升監管局的機構誠信和公信力，以及確保成員必須清楚認識其法律義務和責任極為重要。在廉政公署防止貪污處的協助下，監管局擬備其成員行為守則，旨在提醒監管局成員在以其作為監管局成員身分行事時應該留意的地方，避免違反有關防貪規條（包括對禁止索取、接受或提供利益，以及透過披露權益而避免利益衝突等事項），以維護不偏不倚及持正的原則。監管局亦保存一本利害關係登記冊，該登記冊於監管局網站及辦事處均可供公眾查閱。根據議事規則，若會議事項的討論可能引致利益衝突，成員必須作出披露或避席會議。監管局與廉政公署於 2017 年 10 月合辦為監管局成員而設的簡報會，主題為誠信管理及廉潔的公共服務。

## Executive Office

The Executive Office of the Authority assists and supports the Authority in discharging regulatory duties in respect of property management, and promoting the professionalism and service quality of the industry. It is also responsible for performing day-to-day work of various aspects of the Authority. To assist the Authority in discharging its statutory functions effectively, the Executive Office has two branches, each headed by a General Manager who oversees respectively the two major areas of work on (i) Regulation; and (ii) Operation and Service. A number of divisions have been established under their charge, namely the Licensing Division, the Regulatory and Disciplinary Division, the Complaints and Enforcement Division and the Legal Affairs Division headed by General Manager (Regulatory); and the Administration Division, the Corporate Services Division and the Professional Development Division headed by General Manager (Operation and Service).

## Control Mechanism

The Authority is a “public body” under the Prevention of Bribery Ordinance [Cap. 201] (POBO). Members of the Authority are “public servants” under the POBO and are subject to public scrutiny. It is therefore important to maintain and enhance the Authority’s integrity and credibility, and to ensure that Members have a clear understanding of their legal obligations and responsibilities. With the assistance of the Corruption Prevention Department of the Independent Commission Against Corruption (ICAC), the Authority has drawn up its Code of Conduct to highlight areas of concerns to Members when acting in their official capacity to avoid breaching the relevant anti-corruption provisions (including the prohibition of soliciting, accepting or offering advantage, and avoiding conflicts of interest by disclosure of interests, etc.) for upholding impartiality and integrity. The Authority also maintains a register of interests, which is available on the Authority’s website and at its office for public inspection. According to the rules of procedure, Members shall make declaration or withdraw from a meeting if any issues discussed at the meeting may give rise to conflicts of interest. The Authority collaborated with the ICAC in October 2017 and organised a briefing for Members on Integrity Management and Clean Public Services.



監管局致力招聘、吸引並保留具高專業水平、持正行事的優秀人才。為了在營運時能推廣嚴格道德標準及公允處事作風，所有員工均須遵循監管局的員工行為守則，當中載列監管局期望員工達到的行為標準，作為公職人員需要遵守的義務和責任，並提醒他們維護和提升監管局公信力的重要性。監管局在制訂採購指引時，亦徵詢廉政公署防止貪污處的意見，以確保員工依循認可的機制執行工作。該採購指引於 2017 年 6 月獲監管局通過。

The Authority is committed to engaging, attracting and retaining a high quality workforce with strong professional standards and integrity. To promote high ethical standards and fair dealings in the conduct of the Authority's operations, all staff must comply with the Authority's Code of Conduct for staff, which sets out the expected standard of staff behaviour, and their obligations and responsibilities as public servants, as well as the importance of maintaining and enhancing the credibility of the Authority. In drawing up the procurement guideline endorsed by the Authority in June 2017, the Authority also sought the views of the Corruption Prevention Department of ICAC to ensure that staff will follow the recognised system when carrying out their duties.

## 帳目、審計及周年報告

根據《物管條例》，監管局須向民政局局长呈交其 (i) 周年報告；(ii) 帳目報表；及 (iii) 關於帳目報表的核數師報告，並由民政局局长提交立法會省覽。

就這方面，監管局於 2017 年 9 月向民政局局长呈交 2016-17 年周年報告，包括帳目報表及核數師報告。該周年報告於 2017 年 10 月提交立法會省覽。

## Accounts, Audit and Annual Report

In accordance with the Ordinance, the Authority has to submit its (i) annual report; (ii) statement of accounts; and (iii) auditor's report on the statement of accounts, to the Secretary for Home Affairs for tabling at the LegCo.

In this regard, the Authority submitted its Annual Report 2016-17 (including statement of accounts and auditor's report) to the Secretary for Home Affairs in September 2017. The Report was tabled at the LegCo in October 2017.

# 2017-18 年度 主要工作回顧

Review of Major Work in 2017-18





過去一年乃監管局的重要階段，為制訂日後的發牌規管制度及推動業界發展奠下根基。

The past year is an important year for the Authority as it laid the foundation for formulating the coming licensing and regulatory regime, and promoting the development of the industry.

### 監管局大會、常設委員會、 工作小組的工作

監管局在本年度合共舉行了 20 次不同範疇的會議，以配合監管局全面執行其法定職能前的籌備工作與實務運作事宜。監管局大會和 5 個常設委員會處理不同範疇的事務。按實際需要，財務及策略發展常設委員會成立了 5 個工作小組，包括標誌工作小組、電腦系統工作小組、宣傳工作小組、招聘甄選小組和辦公室裝修工作小組。工作小組主要協助常設委員會提供具體計劃方案，以推展各項專責工作。

### Work of the Board, Standing Committees and Working Groups of the Authority

During the year, the Authority held a total of 20 meetings on various issues in connection with preparatory work and operational matters prior to the full implementation of its statutory functions. The Board and the five Standing Committees handled a wide range of subjects. To meet actual operational needs, the Finance and Strategic Development Standing Committee established five Working Groups, namely Logo Working Group, Information Technology Working Group, Publicity Working Group, Recruitment Panel and Office Renovation Working Group. These Working Groups mainly assist the Standing Committee in formulating concrete plans to take forward dedicated work.





## 舉辦業界聚焦小組會議

監管局在啟動申請牌照的機制前，須藉附屬法例制訂規例並提交立法會以先訂立後審議的程序審議通過，其中包括將《物管條例》附表 1 所列的服務類別的服務訂明為物業管理服務；訂明持有牌照須符合的準則、對牌照或經續期牌照施加的條件、牌費及申請費用水平；以及訂明物業管理公司須向客戶提供的資料及方式等。

為配合監管局制訂《物管條例》下的發牌制度及相關事宜，牌照事務常設委員會於 2017 年 10 月舉行了兩場聚焦小組會議，主要就物業管理公司和物業管理人的發牌事宜聽取業界意見及作出交流，共有 13 個業界團體代表分別出席兩場會議。牌照事務常設委員會在收集業界意見後詳細討論發牌制度的構思，並將建議提交監管局大會討論，以便進一步徵詢業界意見。

## Focus Group Meetings for the Industry

Before putting in place the mechanism of licence application, the Authority has to formulate regulations by means of subsidiary legislation for enactment by the LegCo by negative vetting. The regulations include prescribing services falling within categories of services set out in Schedule 1 to the Ordinance as property management services; prescribing the criteria for holding a licence, the conditions that may be imposed on a licence or renewed licence, the levels of licence fee and application fee; and prescribing the information and manners for provision of information by a PMC to its clients, etc.

To facilitate the Authority's formulation of the licensing regime and related regulations under the Ordinance, the Licensing Standing Committee held two focus group meetings in October 2017, each with a total of 13 industry deputations, to solicit views from the industry and facilitate exchanges on the licensing of PMCs and PMPs. Taking into account the views collected, the Licensing Standing Committee deliberated in detail the licensing regime, and put forward proposals for discussion by the full Board with a view to further consulting the industry.



第一場聚焦小組會議 (物業管理公司牌)  
The first focus group meeting (PMC Licence)



第二場聚焦小組會議 (物業管理人牌)  
The second focus group meeting (PMP Licence)



## 與持分者交流

除與業界就發牌制度作出緊密聯繫外，監管局亦在不同平台與持分者保持緊密溝通，作出交流。年內，監管局參與的活動包括：

- 民政總署於 2017 年 4 月就《建築物管理條例》（第 344 章）修訂建議及相關行政措施的諮詢
- 多個政府部門於 2017 年 9 月合辦的優質樓宇管理週 2017 管理論壇

## Exchanges with Stakeholders

Apart from the close liaison with the industry on the licensing regime, the Authority also maintains close communication and exchange with stakeholders on various platforms. During the year, the activities that the Authority participated include –

- Consultation by the HAD on the proposed amendments of the Building Management Ordinance (Cap. 344) and related administrative measures in April 2017
- The Symposium of Building Management Week 2017 in September 2017 jointly organised by various government departments



監管局主席謝偉銓先生為  
優質樓宇管理週 2017 管理論壇發言  
Mr Tony TSE, the Authority's Chairperson, speaks at  
the Symposium of the Building Management Week 2017



## 2017-18 年度主要工作回顧 Review of Major Work in 2017-18

皇家特許測量師學會於 2017 年 9 月舉辦「物業管理業監管局及其使命」的論壇

Forum on “Property Management Services Authority and its Mission” in September 2017 organised by the Royal Institution of Chartered Surveyors



監管局主席謝偉銓先生為論壇發言，  
成員許智文教授（最左側）為另一位講者  
Mr Tony TSE, the Authority's Chairperson, speaks at the forum.  
Professor Eddie HUI (at far left), Member, is another speaker.

此外，監管局成員於 2018 年初亦與地產代理監管局代表舉行交流會，分享設立發牌制度的實踐經驗。

Moreover, Members of the Authority met with the representatives of the Estate Agents Authority (EAA) in early 2018 to exchange operational experience on the establishment of the licensing regime.



監管局與地產代理監管局交流工作經驗  
The Authority and the EAA exchange work experience





## 與政府簽訂政府貸款基金協議書

立法會財委會於 2017 年 11 月批准監管局向政府貸款基金申請 2,200 萬元的貸款後，監管局隨即與相關政府部門緊密聯絡，落實貸款協議書內容及其他運作上的細節，並於 2018 年 1 月簽署協議書。監管局於 2017-18 財政年度期間提取 1,400 萬元的貸款，而餘下的 800 萬元貸款，將於 2018-19 財政年度提取。監管局會由 2020-21 財政年度起，以分期繳付均等款額的方式，分 5 年償還貸款本金。

## 收取徵款籌備工作

由民政局局長訂明的《物業管理服務（徵款）規例》於 2018 年 2 月 23 日刊登憲報，並於 2018 年 2 月 28 日提交立法會進行先訂立後審議的程序，在 2018 年 3 月 28 日獲得通過。在《物管條例》下，徵款適用文書指根據《印花稅條例》（第 117 章）附表 1 第 1（1）類可予徵收印花稅的售賣轉易契，而承讓人指有關不動產根據徵款適用文書獲轉讓或而歸屬的人。監管局會在須繳付徵款的售賣轉易契呈交稅務局加蓋印花時，透過稅務局轄下印花稅署收取徵款。

年內，監管局為收取徵款事宜作好準備，與稅務局轄下的印花稅署進行多次會議及實地視察，磋商執行細節，包括印花稅署電腦系統的提升、數據及報告系統的設計、服務協議書的內容、交收款項及相關資料的安排，以及宣傳工作等。

## Agreement with the Government on the Government Loan Fund

Following the approval of the Finance Committee of the LegCo on the Authority's application for a loan of \$22 million from the Government Loan Fund in November 2017, the Authority liaised with relevant government departments promptly to finalise the content of the loan agreement and other operational details. The agreement was signed in January 2018. The Authority drew down \$14 million of the loan in the 2017-18 financial year, and will draw down the remaining \$8 million in the 2018-19 financial year. The Authority will settle the loan principal by five equal annual instalments starting from the 2020-21 financial year.

## Preparation Work for Levy Collection

The Property Management Services (Levy) Regulation, made by the Secretary for Home Affairs, was gazetted on 23 February 2018 and submitted to the LegCo for negative vetting on 28 February 2018. It was enacted on 28 March 2018. Pursuant to the Ordinance, a leviable instrument is a conveyance on sale chargeable with stamp duty under head 1(1) in the First Schedule to the Stamp Duty Ordinance (Cap. 117), and a transferee refers to the person to whom the immovable property concerned is transferred, or in whom the immovable property concerned is vested under the leviable instrument. The Authority will collect the levy through the Stamp Office of the Inland Revenue Department (IRD) when a conveyance on sale, for which a levy is payable, is submitted to the IRD for stamping.

During the year, the Authority made preparation for the collection of levy and held several meetings with and paid site visits to the Stamp Office of the IRD to discuss the details of implementation, including upgrading of the computer system in the Stamp Office, design of data and reporting systems, content of the service agreement, arrangements for transmission of levy and relevant information as well as publicity work, etc.



## 2017-18 年度主要工作回顧 Review of Major Work in 2017-18

### 員工招聘及設立行政辦事處

年內，監管局制訂了不同的內部指引和守則以配合行政辦事處的設立。行政辦事處首批員工的招聘工作於 2017 年底至 2018 年初展開，並由財務及策略發展常設委員會密切監察整個過程。監管局於 2018 年 1 月在灣仔陽光中心設立了辦公室，以作 2018 年 2 月首批到任的員工辦公之用。他們到任後開展各方面的行政工作及設立內部程序，配合監管局逐步落實其職能的全面運作。

### Staff Recruitment and Accommodation for the Executive Office

During the year, the Authority formulated various internal guidelines and codes to facilitate the setting up of the Executive Office. The recruitment of the first batch of staff for the Executive Office was launched in the late 2017 to early 2018 under the close monitoring of the Finance and Strategic Development Standing Committee. The Authority set up an office at Sunlight Tower in Wan Chai in January 2018 to accommodate the first batch of staff who took office in February 2018. They have started working on various administrative tasks and formulation of internal procedures to facilitate the Authority's full operation in discharging its functions progressively.



行政辦事處員工合照  
Group photo of staff of the Executive Office

### 設立監管局網站

監管局於 2017 年 5 月設立網站，以便公眾人士閱覽有關其法定職能、組織架構、成員名單，以及聯絡秘書處等資料。此外，監管局亦依照《物管條例》的規定，通過監管局網站上載成員的利害關係登記冊。

### Setting-up of the Authority's Website

The Authority set up a website in May 2017 to facilitate public access to information on its statutory functions, organisation, membership list and contact details of the Secretariat, etc. The register of Members' interests was made available on the Authority's website as required by the Ordinance.



## 監管局標誌的設計

為配合宣傳和建立監管局的法定監管機構角色與形象，設計監管局標誌的工作更形重要。財務及策略發展常設委員會於 2017 年 6 月成立標誌工作小組，協助提供標誌設計的具體方案。監管局於 2018 年 1 月完成挑選及通過標誌設計的式樣。以下為監管局的標誌，輔以其設計理念的闡釋。

## Design of the Authority's Logo

For promoting and building up the role and image of the Authority as a statutory regulatory body, the design work of its logo is very important. The Finance and Strategic Development Standing Committee set up the Logo Working Group in June 2017 for formulation of proposals on logo design. The Authority selected and endorsed the logo design in January 2018. Below is the logo of the Authority and the design concept.



### 監管局標誌的設計理念

- 圖標中包括住宅及工商樓宇，表達監管局的職權範圍涵蓋多種物業類型
- 圖標顏色採用互補及鮮明的顏色系列
- PMSA 為物業管理業監管局的英文縮寫，其立體感和黑色的字形設計體現莊重與嚴謹的感覺
- PMSA 放置於圖標前，體現監管局的監管角色及權威性

### Design Concept of the Logo of the Authority

- The logo features residential, industrial and commercial buildings indicating the wide variety of property types under the Authority's regulation
- Complementary and bright colours are used
- "PMSA", the acronym of the Property Management Services Authority, is designed in solid black for a formal and dignified touch
- "PMSA" is placed in the front of the logo to highlight the regulatory role and powers of the Authority

# 展望 Outlook





展望 2018-19 年度，監管局需要落實多項迫切的任務和配套工作，尤其是在訂立發牌制度，以至推動行業專業化發展方面的工作。因此，除需要與業界及持分者繼續保持溝通外，亦會積極宣傳監管局工作，為《物管條例》的全面實施作好準備。

## 發牌制度

監管局來年的其中一項重點工作是就發牌制度的條款細節徵詢持分者意見，並將《物管條例》下有關發牌制度的附屬法例（包括物業管理服務的釐定、發牌準則、持牌條件、牌照費用、物業管理公司須向客戶提供的資料及方式等）提交立法會，以先訂立後審議的程序審議通過。與此同時，監管局在啟動牌照申請的機制前，亦需同步就有關配套作出籌備，逐步完善制訂發牌機制，例如持牌人的操守守則、持續專業發展的規定、處理違紀行為和紀律研訊的程序，詳細牌照申請及續期申請的程序等。

## 與業界及持分者繼續保持溝通

監管局深信通過適時和持續的聯繫，包括維持與業界及持分者的溝通至為重要。因此，監管局致力繼續進行業界諮詢和與持分者保持溝通，以了解他們的意見。此外，監管局亦會因應需要，逐步就各項推展的工作（例如收取徵費相關事宜、推動行業專業化發展、從業員的持續專業進修等），與相關持分者進行分享、討論和收集意見等溝通工作。

Looking ahead to 2018-19, there are a number of pressing tasks and related work, in particular the implementation of the licensing regime and the promotion of the professional development of the industry. The Authority will maintain dialogue with the industry and stakeholders, while actively promoting its work to make preparation for the full implementation of the Ordinance.

## Licensing Regime

One of the major tasks of the Authority in the coming year is to consult stakeholders on the details of the proposed licensing regime, and to submit the subsidiary legislation in respect of the licensing regime under the Ordinance (including the definition of property management services, licensing criteria, licence conditions, licence fees, as well as the information and manners for provision of information by a PMC to its clients, etc.) to the LegCo for enactment by negative vetting. At the same time, prior to the launch of the licence application mechanism, the Authority has to prepare for related arrangements for the implementation of the licensing mechanism progressively, such as the codes of conduct for licensees, requirements of continuing professional development, procedures for handling disciplinary cases and disciplinary proceedings, and detailed procedures for application for issuance and renewal of licences.

## Maintaining Dialogue with the Industry and Stakeholders

The Authority believes that it is vital to maintain liaison in a timely manner, including communication with the industry and stakeholders. The Authority is committed to consultation with the industry and maintaining dialogue with stakeholders to gauge their views. The Authority will also organise activities as appropriate to share, discuss and collect views from relevant stakeholders as the various tasks are implemented, such as matters relating to levy collection, promotion of professional development of the industry and continuing professional development of practitioners, etc.

## 推廣及宣傳工作

隨着來年許多重要的工作，監管局將加強推廣及宣傳，包括其職能和目標、收取徵款的詳細安排、《物管條例》下的發牌制度框架，以及發牌制度安排等方面。為讓公眾人士、業界和其他持分者對監管局和其工作有更多認識，監管局將通過不同的渠道加強推廣效果，包括印製宣傳單張、海報和設立專屬網站。至於往後的宣傳工作，監管局會隨着推展有關發牌制度的附屬法例和實施牌照申請機制的進度，按部就班地進行合適的推廣及宣傳工作。

## 招聘及籌組整支監管局行政辦事處團隊

除了首批行政辦事處員工於 2018 年初到任外，監管局會按釐訂的人手編制計劃繼續招聘員工，以籌組由 7 個部門組成的整支行政辦事處團隊。行政辦事處員工亦會逐步建立各項支援系統，包括電腦系統、人事管理系統及財務管理系統等。

## 設立行政辦事處

隨着來年增聘員工，監管局會物色適合的地方，以應付陸續招聘員工、設置電腦系統和處理日常運作（如進行定期會議、辦理牌照事務及進行培訓等）所需的空間，及配合發牌工作的推展。

## Promotion and Publicity Work

With the important tasks ahead in the coming year, the Authority will strengthen promotion and publicity work on the Authority's functions and objectives, detailed arrangements for levy collection, framework of the licensing regime under the Ordinance and arrangements for the licensing regime, etc. To enable the public, the industry and other stakeholders to have a better understanding of the Authority and its work, the Authority will step up its publicity efforts through various channels, including publicity leaflets, posters and its dedicated website. As for the publicity work in future, the Authority will launch suitable promotion and publicity as work on the implementation of the subsidiary legislation for the licensing regime and the mechanism for licensing application proceeds.

## Recruitment and Setting up of the Full Executive Office Team

Apart from the first batch of staff who took office in early 2018, the Authority will continue to recruit staff according to its manpower plan to set up the full Executive Office Team which consists of seven divisions. The Executive Office will also develop various supporting systems, including computer system, human resources management system and financial management system.

## Office Accommodation for the Executive Office

With additional staff in the coming year, the Authority will look for suitable office accommodation to provide space for staff to be recruited, installation of computer systems and day-to-day operations (such as regular meetings, processing of licence applications and training, etc.), and to tie in with the commencement of licensing work.



# 獨立核數師報告及 財務報表

Independent Auditor's Report and  
Financial Statements







## 獨立核數師報告書

致物業管理業監管局

(根據《物業管理服務條例》於香港成立)

### 意見

本核數師(以下簡稱「我們」)已審計列載於第三十五頁至第五十頁物業管理業監管局(以下簡稱「監管局」)的財務報表,此財務報表包括於二零一八年三月三十一日的財務狀況表與截至該日止年度的全面收益表、權益變動表及現金流量表,以及財務報表附註,包括主要會計政策概要。

我們認為,該等財務報表已根據香港會計師公會頒布的《香港財務報告準則》真實而中肯地反映了監管局於二零一八年三月三十一日的財務狀況及截至該日止年度的財務表現及現金流量,並已遵照《物業管理服務條例》妥為擬備。

### 意見的基礎

我們已根據香港會計師公會頒布的《香港審計準則》進行審計。我們在該等準則下承擔的責任已在本報告的「核數師就審計財務報表承擔的責任」部分中作進一步闡述。根據香港會計師公會頒布的《專業會計師道德守則》(以下簡稱「守則」),我們獨立於監管局,並已履行守則中的其他專業道德責任。我們相信,我們所獲得的審計憑證能充足及適當地為我們的審計意見提供基礎。

## Independent Auditor's Report

TO THE PROPERTY MANAGEMENT  
SERVICES AUTHORITY

(established in Hong Kong under the Property Management Services Ordinance)

### Opinion

We have audited the financial statements of the Property Management Services Authority ("the Authority") set out on pages 35 to 50, which comprise the statement of financial position as at 31st March 2018, and the statement of comprehensive income, statement of changes in equity and cash flow statement for the year then ended and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements give a true and fair view of the financial position of the Authority as at 31st March 2018, and of its financial performance and its cash flows for the year then ended in accordance with Hong Kong Financial Reporting Standards ("HKFRSs") issued by the Hong Kong Institute of Certified Public Accountants ("HKICPA") and have been properly prepared in compliance with the Property Management Services Ordinance.

### Basis for Opinion

We conducted our audit in accordance with Hong Kong Standards on Auditing ("HKSAs") issued by the HKICPA. Our responsibilities under those standards are further described in the **Auditor's Responsibilities for the Audit of the Financial Statements** section of our report. We are independent of the Authority in accordance with the HKICPA's *Code of Ethics for Professional Accountants* ("the Code"), and we have fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



## 獨立核數師報告及財務報表 Independent Auditor's Report and Financial Statements

### 財務報表及其核數師報告以外的信息

監管局須對其他信息負責。其他信息包括年報內的所有信息，但不包括財務報表及我們的核數師報告。

我們對財務報表的意見並不涵蓋其他信息，我們亦不對該等其他信息發表任何形式的鑒證結論。

結合我們對財務報表的審計，我們的責任是當以上所指的其他信息提供給我們閱讀時，在此過程中考慮該些其他信息是否與財務報表或我們在審計過程中所了解的情況存在重大抵觸或者似乎存在重大錯誤陳述的情況。

### 監管局須就財務報表承擔的責任

監管局須負責根據香港會計師公會頒布的《香港財務報告準則》擬備真實而中肯的財務報表，並對其認為為使財務報表的擬備不存在由於欺詐或錯誤而導致的重大錯誤陳述所需的內部控制負責。

在擬備財務報表時，監管局須負責評估其持續經營的能力，並在適用情況下披露與持續經營有關的事項，以及使用持續經營為會計基礎，除非監管局有意將監管局清盤或停止經營，或別無其他實際的替代方案。

監管局須負責監督其財務報告過程。

### Information Other than the Financial Statements and Auditor's Report

The Authority is responsible for the other information. The other information comprises the information included in the annual report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we will not express any form of assurance conclusion thereon.

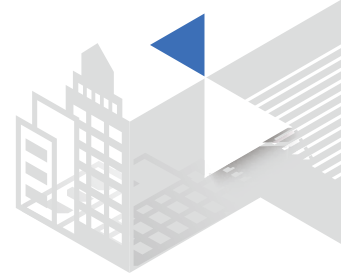
In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated.

### Responsibilities of the Authority for the Financial Statements

The Authority is responsible for the preparation of the financial statements that give a true and fair view in accordance with HKFRSs issued by the HKICPA, and for such internal control as the Authority determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Authority is responsible for assessing its ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Authority either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.

The Authority is responsible for overseeing its financial reporting process.



## 核數師就審計財務報表承擔的責任

我們的目標，是對財務報表整體是否不存在由於欺詐或錯誤而導致的重大錯誤陳述取得合理保證，並發出包括我們意見的核數師報告。我們是按照《物業管理服務條例》附表3第6部的規定，僅向監管局整體成員報告，除此以外本報告書別無其他目的。我們概不就本報告書的內容，對任何其他人士負上或承擔任何責任。合理保證是高水平的保證，但不能保證按照《香港審計準則》進行的審計，在某一重大錯誤陳述存在時總能發現。錯誤陳述可以由欺詐或錯誤引起，如果合理預期它們單獨或滙總起來可能影響財務報表使用者依賴財務報表所作出的經濟決定，則有關的錯誤陳述可被視作重大。

在根據《香港審計準則》進行審計的過程中，我們運用了專業判斷，保持了專業懷疑態度。我們亦：

- 識別和評估由於欺詐或錯誤而導致財務報表存在重大錯誤陳述的風險，設計及執行審計程序以應對這些風險，以及獲取充足和適當的審計憑證，作為我們意見的基礎。由於欺詐可能涉及串謀、偽造、蓄意遺漏、虛假陳述，或凌駕於內部控制之上，因此未能發現因欺詐而導致的重大錯誤陳述的風險高於未能發現因錯誤而導致的重大錯誤陳述的風險。
- 了解與審計相關的內部控制，以設計適當的審計程序，但目的並非對監管局內部控制的有效性發表意見。
- 評價監管局所採用會計政策的恰當性及作出會計估計和相關披露的合理性。

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. This report is made solely to you, as a body, in accordance with Part 6 of Schedule 3 to the Property Management Services Ordinance, and for no other purpose. We do not assume responsibility towards or accept liability to any other person for the contents of this report. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with HKSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with HKSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Authority.



## 獨立核數師報告及財務報表 Independent Auditor's Report and Financial Statements

- 對監管局採用持續經營會計基礎的恰當性作出結論。根據所獲取的審計憑證，確定是否存在與事項或情況有關的重大不確定性，從而可能導致對監管局的持續經營能力產生重大疑慮。如果我們認為存在重大不確定性，則有必要在核數師報告中提請使用者注意財務報表中的相關披露。假若有關的披露不足，則我們應當發表非無保留意見。我們的結論是基於核數師報告日止所取得的審計憑證。然而，未來事項或情況可能導致監管局不能持續經營。
- 評價財務報表的整體列報方式、結構和內容，包括披露，以及財務報表是否中肯反映交易和事項。
- Conclude on the appropriateness of the Authority's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

除其他事項外，我們與監管局溝通了計劃的審計範圍、時間安排、重大審計發現等，包括我們在審計中識別出內部控制的任何重大缺陷。

We communicate with the Authority regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

李福樹會計師事務所  
香港執業會計師  
香港，二零一八年八月二十七日

**F. S. Li & Co.**  
**Certified Public Accountants**  
**Hong Kong, 27<sup>th</sup> August 2018**



全面收益表

STATEMENT OF  
COMPREHENSIVE INCOME

截至二零一八年三月三十一日止年度

FOR THE YEAR ENDED 31ST MARCH 2018

(港幣)	(HK\$)	年度截至 / Year ended 31.03.2018	期間 / Period 24.10.2016 至 / to 31.03.2017
<b>收入</b>	<b>INCOME</b>		
銀行利息收入	Bank interest income	2	-
<b>支出</b>	<b>EXPENDITURE</b>		
員工成本	Staff costs	323,160	-
專業費用	Professional fees	1,505,412	-
辦公室及相關費用	Office accommodation and related expenses	276,585	-
營運支出	Operating expenses	15,146	-
貸款利息支出	Loan interest expense	23,012	-
核數師酬金	Auditor's remuneration	10,500	7,500
雜項支出	Sundry expenses	-	250
		<b>2,153,815</b>	<b>7,750</b>
<b>本年度虧損 / 全面支出</b>	<b>DEFICIT / TOTAL COMPREHENSIVE EXPENSE FOR THE YEAR</b>	<b>(2,153,813)</b>	<b>(7,750)</b>

財務狀況表

於二零一八年三月三十一日

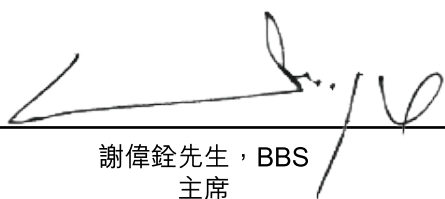
STATEMENT OF FINANCIAL POSITION

AT 31ST MARCH 2018

(港幣)	(HK\$)	附註 Note	2018	2017
<b>非流動資產</b>	<b>NON-CURRENT ASSETS</b>			
物業、機器及設備	Property, plant and equipment	4	333,234	-
<b>流動資產</b>	<b>CURRENT ASSETS</b>			
按金	Deposits		236,947	-
其他應收賬款	Other receivables		21,290	-
預付款項	Prepayments		77,581	-
銀行及現金結存	Bank and cash balances		11,535,250	-
			11,871,068	-
<b>減：流動負債</b>	<b>Less: CURRENT LIABILITIES</b>			
其他應付款	Accounts and other payables		365,865	7,750
<b>淨流動資產 / (負債)</b>	<b>NET CURRENT ASSETS / (LIABILITIES)</b>		11,505,203	(7,750)
<b>非流動負債</b>	<b>NON-CURRENT LIABILITIES</b>			
政府貸款 - 無抵押	Government loan - unsecured	5	(14,000,000)	-
<b>淨負債</b>	<b>NET LIABILITIES</b>		(2,161,563)	(7,750)
等於：	representing:			
<b>累積虧損</b>	<b>ACCUMULATED DEFICITS</b>		(2,161,563)	(7,750)

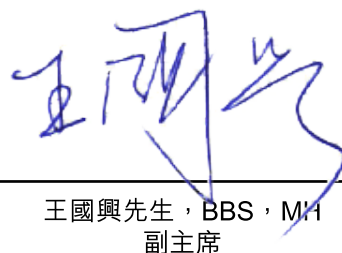
監管局於二零一八年八月二十七日通過及批准發布於第三十五頁至第五十頁的財務報表。

The financial statements on pages 35 to 50 were approved and authorised for issue by the Authority on 27<sup>th</sup> August 2018.



謝偉銓先生，BBS  
主席

Mr Tony TSE Wai-chuen, BBS  
Chairperson



王國興先生，BBS，MH  
副主席

Mr WONG Kwok-hing, BBS, MH  
Vice-chairperson



權益變動表

截至二零一八年三月三十一日止年度

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31ST MARCH 2018

( 港幣 )	(HK\$)	年度截至 / Year ended 31.03.2018	期間 / Period 24.10.2016 至 / to 31.03.2017
<b>累積虧損</b>	<b><u>Accumulated deficits</u></b>		
上年度轉來之虧損	<b>Deficit brought forward from last year</b>	<b>(7,750)</b>	-
本年度虧損 / 全面支出	<b>Deficit / Total comprehensive expense for the year</b>	<b>(2,153,813)</b>	(7,750)
撥入下年度之虧損	<b>Deficit carried forward to next year</b>	<b>(2,161,563)</b>	(7,750)

## 現金流量表

截至二零一八年三月三十一日止年度

## CASH FLOW STATEMENT

FOR THE YEAR ENDED 31ST MARCH 2018

(港幣)	(HK\$)	年度截至 / Year ended 31.03.2018	期間 / Period 24.10.2016 至 / to 31.03.2017
<b>營運活動之現金流量</b>	<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
本年度虧損	Deficit for the year	(2,153,813)	(7,750)
調整：	Adjustment for :		
利息收入	Interest income	(2)	-
利息支出	Interest expenses	23,012	-
營運資金變動前之營運虧損	Operating deficit before working capital changes	(2,130,803)	(7,750)
按金之增加	Increase in deposits	(236,947)	-
其他應收賬款之增加	Increase in other receivables	(21,290)	-
預付款項之增加	Increase in prepayments	(77,581)	-
其他應付款之增加	Increase in accounts and other payables	358,115	7,750
<b>營運活動所使用之淨現金</b>	<b>NET CASH USED IN OPERATING ACTIVITIES</b>	<b>(2,108,506)</b>	<b>-</b>
<b>投資活動之現金流量</b>	<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
購入物業、機器及設備	Purchase of property, plant and equipment	(333,234)	-
已收利息	Interest received	2	-
<b>投資活動所使用之淨現金</b>	<b>NET CASH USED IN INVESTING ACTIVITIES</b>	<b>(333,232)</b>	<b>-</b>
<b>融資活動之現金流量</b>	<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
借入政府貸款	Government loan borrowed	14,000,000	-
利息支付	Interest paid	(23,012)	-
<b>融資活動所產生之淨現金</b>	<b>NET CASH FROM FINANCING ACTIVITIES</b>	<b>13,976,988</b>	<b>-</b>
<b>現金及現金等值之淨增加</b>	<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>11,535,250</b>	<b>-</b>
年初現金及現金等值結存	<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF THE YEAR</b>	-	-
年終現金及現金等值結存	<b>CASH AND CASH EQUIVALENTS AT END OF THE YEAR</b>	<b>11,535,250</b>	<b>-</b>
<b>現金及現金等值結存分析</b>	<b>ANALYSIS OF THE BALANCES OF CASH AND CASH EQUIVALENTS</b>		
銀行及現金結存	Bank and cash balances	<b>11,535,250</b>	<b>-</b>





## 財務報表附註

截至二零一八年三月三十一日止年度

### 1. 背景

物業管理業監管局「監管局」乃根據於二零一六年五月二十六日生效的《物業管理服務條例》（第 626 章）成立。監管局的主要職能是規管物業管理行業及推動行業發展。

監管局於二零一八年三月三十一日的辦公地址為香港灣仔皇后大道東二百四十八號陽光中心九樓九零四至九零五室。

### 2. 主要會計政策

#### (a) 編製基準

本財務報表已按照香港會計師公會頒布所有適用的香港財務報告準則（其統稱已包括個別適用的香港財務報告準則、香港會計準則及詮釋）、香港公認會計準則及物業管理服務條例編製。本財務報表以歷史成本慣例編製。

香港會計師公會頒布若干於本會計年度生效的全新及經修改香港財務報告準則。然而，採用該等香港財務報告準則修訂本，對監管局於本會計年度及以往會計年度之業績及財務狀況並無重大影響。

監管局並沒有提早採用本年度尚未生效之全新及經修改之香港財務報告準則。相關說明記載於附註 9。

## NOTES TO THE FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31ST MARCH 2018

### 1. Background

Property Management Services Authority ("the Authority") was established under the Property Management Services Ordinance (Cap. 626) which was enacted on 26th May 2016, with the principal functions to regulate and promote the development of the property management services industry.

The office address of the Authority as at 31st March 2018 is at Units 904-5, 9/F, Sunlight Tower, 248 Queen's Road East, Wan Chai, Hong Kong.


### 2. Principal accounting policies

#### (a) Basis of preparation

These financial statements have been prepared in accordance with all applicable Hong Kong Financial Reporting Standards ("HKFRSs"), which collective term includes all applicable individual Hong Kong Financial Reporting Standards, Hong Kong Accounting Standards and Interpretations issued by the Hong Kong Institute of Certificate Public Accountants ("HKICPA"), and accounting principles generally accepted in Hong Kong, and the Property Management Services Ordinance. The financial statements have been prepared under the historical cost convention.

The HKICPA has issued certain new and revised HKFRSs that are first effective for the current accounting year of the Authority. The adoption of these amendments to HKFRSs had no material effect on the results and financial position of the Authority for the current and prior accounting years.

The Authority has not early adopted new and revised HKFRSs that are not yet effective for the current accounting year. Explanation of this is included in Note 9.



## 獨立核數師報告及財務報表 Independent Auditor's Report and Financial Statements

在編製符合香港財務報告準則之財務報表時，管理層需作出判斷、估計和假設，此等對會計政策之應用，以及對資產、負債、收入和支出之報告數額構成影響。這些估計和相關假設是根據以往經驗和管理層因應當時情況認為合理之多項其他因素作出的，其結果構成了管理層在無法依循其他途徑及時得知資產與負債之帳面值時所作出判斷之基礎。實際結果可能有別於估計數額。

管理層會不斷審閱各項估計和相關假設。如果會計估計之修訂只是影響某一期間，其影響便會在該期間內確認；如果修訂對當前和未來期間均有影響，則在作出修訂之期間和未來期間確認。

### (b) 收入確認

銀行利息收入按實際利率法累計。

### (c) 功能及列帳貨幣

監管局以港元為功能及列帳貨幣。

The preparation of the financial statements in conformity with HKFRSs requires management to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that are believed to be reasonable under the circumstances, the results of which form the basis of making the judgements about carrying values of assets and liabilities that are not readily apparent from other sources. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates is revised if the revision affects only that period, or in the period of the revision and future periods if the revision affects both current and future periods.

### (b) Revenue recognition

Bank interest income is recognised as it accrues using the effective interest method.

### (c) Functional and presentation currencies

The Authority's functional currency and presentation currency are Hong Kong dollars.



(d) 減值損失

於各報告期末，若有跡象顯示包含於物業、機器及設備項內的資產出現減值情況，則需要估計該資產的可收回價值。可收回價值乃其公允價值減出售費用及使用價值兩者中的較高者。若可收回價值低於帳面值，該資產須減值至其可收回價值，而減值虧損則記入盈餘或虧損內。倘用以釐定可收回價值的估計出現有利變動，則撥回減值虧損。惟撥回減值虧損不得導致資產帳面值超過如無過往年度確認減值虧損時所應釐定之資產帳面值。撥回減值虧損於撥回年度計入盈餘及虧損內。

(e) 物業、機器及設備

物業、機器及設備以成本價減已收或可收的資助、累積折舊及累積減值損失列帳。

折舊計算方法乃將物業、機器及設備以成本價減已收或可收的資助及累積減值損失，按其估計使用年期，以直線攤銷方法，依照下列比率按年撇除：

電腦	每年百分之三十
傢俬及裝置	每年百分之二十

(f) 經營租賃

經營租賃乃擁有資產的風險及回報大致全歸出租人之租賃。經營租賃作出之付款，於租賃期內以直線法記入盈餘或虧損內。

(d) Impairment losses

At the end of each reporting period, where there is any indication that an asset, including items of property, plant and equipment, is impaired, the recoverable amount of the asset should be estimated. The recoverable amount of an asset is the higher of its fair value less costs to sell and value in use. If the recoverable amount is less than the carrying amount, an impairment loss is recognised to reduce the asset to its recoverable amount. Such impairment losses are recognised in surplus or deficit. An impairment loss is reversed if there has been a favourable change in the estimates used to determine the recoverable amount. A reversal of an impairment loss should not result in the asset's carrying amount exceeding that which would have been determined had no impairment loss been recognised in prior years. Reversals of impairment losses are credited to surplus or deficit in the year in which the reversals are recognised.

(e) Property, plant and equipment

Property, plant and equipment are stated at historical cost less any subsidies received or receivable, accumulated depreciation and any accumulated impairment losses.

Depreciation is calculated to write off the cost of property, plant and equipment less subsidies received or receivable and accumulated impairment losses over their estimated useful lives using a straight-line basis at the following rates:

Computer	30 percent per annum
Furniture and fixtures	20 percent per annum

(f) Assets held under operating leases

Leases where substantially all the risks and rewards of ownership of assets remain with the lessor are accounted for as operating leases. Payments made under operating leases are charged to surplus or deficit on a straight-line basis over the lease periods.

(g) 按金及其他應收賬款

按金及其他應收賬款首先以公允價值確認，其後以攤銷成本列帳，若折現影響不大時，則以成本列帳。

(g) Deposits and other receivables

Deposits and other receivables are initially recognised at fair value and thereafter stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

(h) 其他應付款

其他應付款首先以公允價值確認，其後以攤銷成本列帳，若折現影響不大時，則以成本列帳。

(h) Accounts and other payables

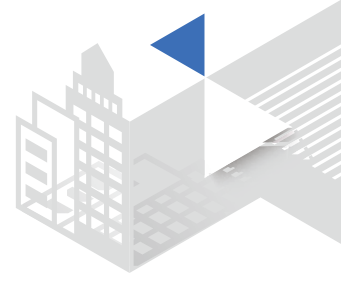
Accounts and other payables are initially recognised at fair value and thereafter stated at amortised cost unless the effect of discounting would be immaterial, in which case they are stated at cost.

(i) 現金及現金等值

就編製現金流量表而言，現金及現金等值包括現金和於存入後三個月內到期的銀行存款。

(i) Cash and cash equivalents

For the purposes of the cash flow statement, cash and cash equivalents comprise cash on hand and deposits with banks within 3 months to maturity from date of deposit.



(j) 有關連人士

就本財務報表而言，有關連人士包括符合以下定義的人士及實體：

- (i) 下列人士或其近親家屬將被視為與監管局有關連，若該名人士：
  - (a) 能控制或共同控制監管局；
  - (b) 對監管局有重大影響力；或
  - (c) 為監管局之主要管理層成員。
  
- (ii) 若下列任何一項條件吻合，則有關實體將被視為與監管局有關連：
  - (a) 該實體為監管局或與監管局有關連之實體就僱員利益設立之退休福利計劃。若監管局便是該計劃，提供資助的僱主與監管局有關連。
  - (b) 該實體被上述 (i) 所指人士控制或共同控制。
  - (c) 就 (i)(a) 所指人士在對實體有重大影響力或為該實體之主要管理層成員。
  - (d) 該實體或其所屬集團旗下任何成員公司向監管局提供主要管理人員服務。

(j) Related parties

For the purposes of these financial statements, related party includes a person and an entity as defined below:

- (i) A person or a close member of that person's family is related to the Authority if that person:
  - (a) has control or joint control of the Authority;
  - (b) has significant influence over the Authority; or
  - (c) is a member of the key management personnel of the Authority.
  
- (ii) An entity is related to the Authority if any of the following conditions applies:
  - (a) The entity is a post-employment benefit plan for the benefit of employees of either the Authority or an entity related to the Authority. If the Authority is itself such a plan, the sponsoring employers are also related to the Authority.
  - (b) The entity is controlled or jointly controlled by a person identified in (i).
  - (c) A person identified in (i)(a) has significant influence over the entity or is a member of the key management personnel of the entity.
  - (d) The entity, or any member of a group of which it is a part, provides key management personnel services to the Authority.

3. 稅務

根據稅務條例第 87 條，監管局獲豁免繳納香港利得稅。

3. Taxation

The Authority is exempt from Hong Kong Profits Tax under section 87 of the Inland Revenue Ordinance.

#### 4. 物業、機器及設備

#### 4. Property, plant and equipment

(港幣)	(HK\$)	電腦 Computers	傢俬 及裝置 Furniture and fixtures	總額 Total
<b>成本</b>	<b>Cost</b>			
本年度添置及於二零一八年 三月三十一日結存	Additions during the year and balance at 31st March 2018	292,899	40,335	333,234
<b>累積折舊</b>	<b>Accumulated depreciation</b>			
本年度計提及於二零一八年 三月三十一日結存	Charge for the year and balance at 31st March 2018	-	-	-
<b>帳面淨值</b>	<b>Net book value</b>			
於二零一八年三月三十一日	At 31st March 2018	292,899	40,335	333,234
於二零一七年三月三十一日	At 31st March 2017	-	-	-

#### 5. 政府貸款 - 無抵押

#### 5. Government loan - unsecured

此政府貸款為無抵押貸款，並將從 2020/21 財政年度起，以均等款額分五年償還。利息會於第一次提取貸款後的每個財政年度的 3 月 31 日支付。利息以無所損益利率，按尚未償還貸款本金計算。

The loan from Government is unsecured and will be repaid by 5 equal annual instalments starting from the financial year 2020/21. After the day on which the loan was drawn for the first time, interest will be paid once on 31st March of each financial year. Interest is to be calculated at "no-gain-no-loss" rate on the basis of simple interest rate on the outstanding loan amount.



## 6. 經營租約承擔

於報告期末，監管局根據不可撤銷的土地及樓宇經營租賃而須於未來支付的最低租賃付款總額如下：

## 6. Commitments under operating leases

At the end of the reporting period, the Authority had the following future aggregate minimum lease payments under non-cancellable operating leases in respect of land and buildings:

(港幣)	(HK\$)	2018	2017
第一年內	Not later than one year	230,592	-

## 7. 金融資產及金融負債

(a) 金融資產及負債類別

## 7. Financial assets and liabilities

(a) Categories of financial assets and liabilities

(港幣)	(HK\$)	2018	2017
<b>金融資產</b>	<b>Financial assets</b>		
流動資產 - 按攤銷成本值：	Current assets - at amortised cost:		
按金	Deposits	236,947	-
其他應收賬款	Other receivables	21,290	-
銀行及現金結存	Bank and cash balances	11,535,250	-
		11,793,487	-
<b>金融負債</b>	<b>Financial liabilities</b>		
非流動負債 - 按攤銷成本值：	Non-current liabilities - at amortised cost:		
政府貸款 - 無抵押	Government loan - unsecured	(14,000,000)	-
流動負債 - 按攤銷成本值：	Current liabilities - at amortised cost:		
其他應付款	Accounts and other payables	(365,865)	(7,750)
		(14,365,865)	(7,750)



(b) 財務風險管理的目標及政策

在日常運作中，監管局並不會存在重大的外幣風險和商品及價格風險。其他風險敘述如下：

(i) 利率風險

監管局的計息金融負債是政府貸款。

*敏感性分析*

於二零一八年三月三十一日，假若利率上升 / 下降一百分點而所有其他變量保持不變，監管局的年度虧損會增加 / 減少 140,000 港元（二零一七年：無）。

(ii) 信貸風險

監管局之信貸風險基本上源自銀行存款，但由於對方為擁有高信用評級之銀行，所以信貸風險並不重大。

(iii) 流動資金風險

監管局會定期監管現時和預計的流動資金的需求，以確保維持充裕之現金儲備，滿足短期和較長期的流動資金需求。

(b) Financial risk management objectives and policies

In the normal course of the operation, the Authority does not expose to significant foreign currency risk and commodity and price risks. Other risks are described below:

(i) Interest rate risk

The Authority's interest bearing financial liability is government loan.

*Sensitivity analysis*

At 31st March 2018, had the interest rate been 1% higher/lower and with all other variables held constant, the Authority's deficit for the year would increase/decrease by HK\$140,000 (2017: Nil).

(ii) Credit risk

The Authority's credit risk is primarily attributable to cash at banks and is insignificant because the counterparties are the banks with high credit rating.

(iii) Liquidity risk

The Authority's policy is to regularly monitor current and expected liquidity requirements to ensure that it maintains sufficient reserves of cash to meet its liquidity requirements in the short and longer term.



# 獨立核數師報告及財務報表 Independent Auditor's Report and Financial Statements



下表顯示監管局的金融負債，根據報告期末至合約到期日的剩餘期間分析。

The following table details the contractual maturities at the end of the reporting period of the Authority's financial liabilities:

( 港幣 )	(HK\$)	賬面金額 Carrying amount	未經折現的 合同現金流量 Contractual undiscounted cash flow	一年內或 按要求 Within 1 year or on demand	超過一年 More than 1 year
<b>於二零一八年三月三十一日 At 31st March 2018</b>					
流動負債	Current liabilities				
其他應付款	Accounts and other payables	365,865	365,865	365,865	
流動資產	Non-current liabilities				
政府貸款 - 無抵押	Government loan - unsecured	14,000,000	14,000,000	-	14,000,000
		<b>14,365,865</b>	<b>14,365,865</b>	<b>365,865</b>	<b>14,000,000</b>
<b>於二零一七年三月三十一日 At 31st March 2017</b>					
流動負債	Current liabilities				
其他應付款	Accounts and other payables	7,750	7,750	7,750	-

## (c) 合理價值

於二零一八年及二零一七年三月三十一日所有金融資產及金融負債之價值與其合理價值並無重大差異。合理價值乃按照日後現金流量以現時利率折算現值而估計。

## (c) Fair values

All financial assets and liabilities are carried at amounts not materially different from their fair values as at 31st March 2018 and 2017. The fair value is estimated as the present value of future cash flows, discounted at current market interest rate.

## 8. 資本管理

監管局管理資本的目標為：

- (a) 保障監管局持續經營的能力；及
- (b) 實現監管局的目標。

## 8. Capital management

The Authority's capital management objectives are:

- (a) to ensure the Authority's ability to continue as a going concern; and
- (b) to achieve the Authority's goals.



9. 已頒佈但尚未生效之修訂、新準則  
及詮釋可能產生之影響

香港會計師公會已頒佈於本年度尚未生效且並未在本財務報表內採納的多項修訂及新準則，包括可能與監管局相關的下列各項。

香港財務報告準則第 9 號：金融工具 1

香港財務報告準則第 16 號：租賃 2

1 於二零一八年一月一日或之後開始之會計期間生效

2 於二零一九年一月一日或之後開始之會計期間生效

香港財務報告準則第 9 號：金融工具

監管局管理層預計採用香港財務報告準則第 9 號對監管局帳目影響並不重大。

香港財務報告準則第 16 號：租賃

香港財務報告準則第 16 號於 2016 年 5 月頒佈，取代香港會計準則第 17 號：租賃、香港（國際財務報告詮釋委員會）- 詮釋第 4 號：釐定安排是否包括租賃、香港（詮釋常務委員會）- 詮釋第 15 號：經營租賃 - 優惠及香港（詮釋常務委員會）- 詮釋第 27 號：評估涉及租賃法律形式交易的實質。該準則載列確認、計量、呈列及披露租賃的原則，並要求承租人就大多數租賃確認資產及負債。該準則包括給予承租人兩項可選擇的租賃確認豁免 - 低價值資產租賃及短期租賃。

9. Possible impact of amendments, new standards  
and interpretations issued but not yet effect

The HKICPA has issued a number of amendments and new standards which are not yet effective for the current accounting year and which have not been adopted in these financial statements. These include the following which may be relevant to the Authority.

HKFRS 9, Financial Instruments 1

HKFRS 16, Leases 2

1 Effective for annual periods beginning on or after 1st January 2018.

2 Effective for annual periods beginning on or after 1st January 2019.

HKFRS 9, Financial Instruments

The management of the Authority does not anticipate that the application of HKFRS 9 will have a material effect on the amounts recognised in the Authority's financial statements.

HKFRS 16, Leases

HKFRS 16, issued in May 2016, replaces HKAS 17, Leases, HK(IFRIC)-Int 4, Determining whether an Arrangement contains a Lease, HK(SIC)-Int 15, Operating Leases - Incentives and HK(SIC)-Int 27, Evaluating the Substance of Transactions Involving the Legal Form of a Lease. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to recognise assets and liabilities for most leases. The standard includes two elective recognition exemptions for lessees - leases of low-value assets and short-term leases.



於租賃開始日期，承租人將確認於租賃期作出租賃付款為負債（即租賃負債）及代表可使用相關資產的權利為資產（即有使用權資產）。除非有使用權資產符合香港會計準則第 40 號投資物業的定義，或涉及應用重估模型的物業、廠房及設備類別，否則有使用權資產其後按成本減累計折舊及任何減值虧損計量。租賃負債其後會就反映租賃負債利息而增加及因租賃付款而減少。承租人將須分別確認租賃負債的利息開支及有使用權資產的折舊開支。承租人亦將須於若干事件發生時重新計量租賃負債，例如由於租賃期變更或用於釐定該等付款的一項指數或比率變更而引致未來租賃付款變更。承租人一般將重新計量租賃負債的數額確認為有使用權資產的調整。


At the commencement date of a lease, a lessee will recognise a liability to make lease payments (i.e., the lease liability) and an asset representing the right to use the underlying asset during the lease term (i.e., the right-of-use asset). The right-of-use asset is subsequently measured at cost less accumulated depreciation and any impairment losses unless the right-of-use asset meets the definition of investment property in HKAS 40, or relates to a class of property, plant and equipment to which the revaluation model is applied. The lease liability is subsequently increased to reflect the interest on the lease liability and reduced for the lease payments. Lessees will be required to separately recognise the interest expense on the lease liability and the depreciation expense on the right-of-use asset. Lessees will also be required to remeasure the lease liability upon the occurrence of certain events, such as change in the lease term and change in future lease payments resulting from a change in an index or rate used to determine those payments. Lessees will generally recognise the amount of the remeasurement of the lease liability as an adjustment to the right-of-use asset.

香港財務報告準則第 16 號大致沿用香港會計準則第 17 號內出租人的會計處理方式。出租人將繼續使用與香港會計準則第 17 號相同的分類原則對所有租賃進行分類，並將之分為經營租賃及融資租賃。

Lessor accounting under HKFRS 16 is substantially unchanged from the accounting under HKAS 17. Lessors will continue to classify all leases using the same classification principle as in HKAS 17 and distinguish between operating leases and finance leases.

香港財務報告準則第 16 號要求承租人及出租人較根據香港會計準則第 17 號作出更多披露。出租人可選擇以全面追溯應用或部分追溯應用方式應用該準則。

HKFRS 16 requires lessees and lessors to make more extensive disclosures than under HKAS 17. Lessees can choose to apply the standard using either a full retrospective or a modified retrospective approach.



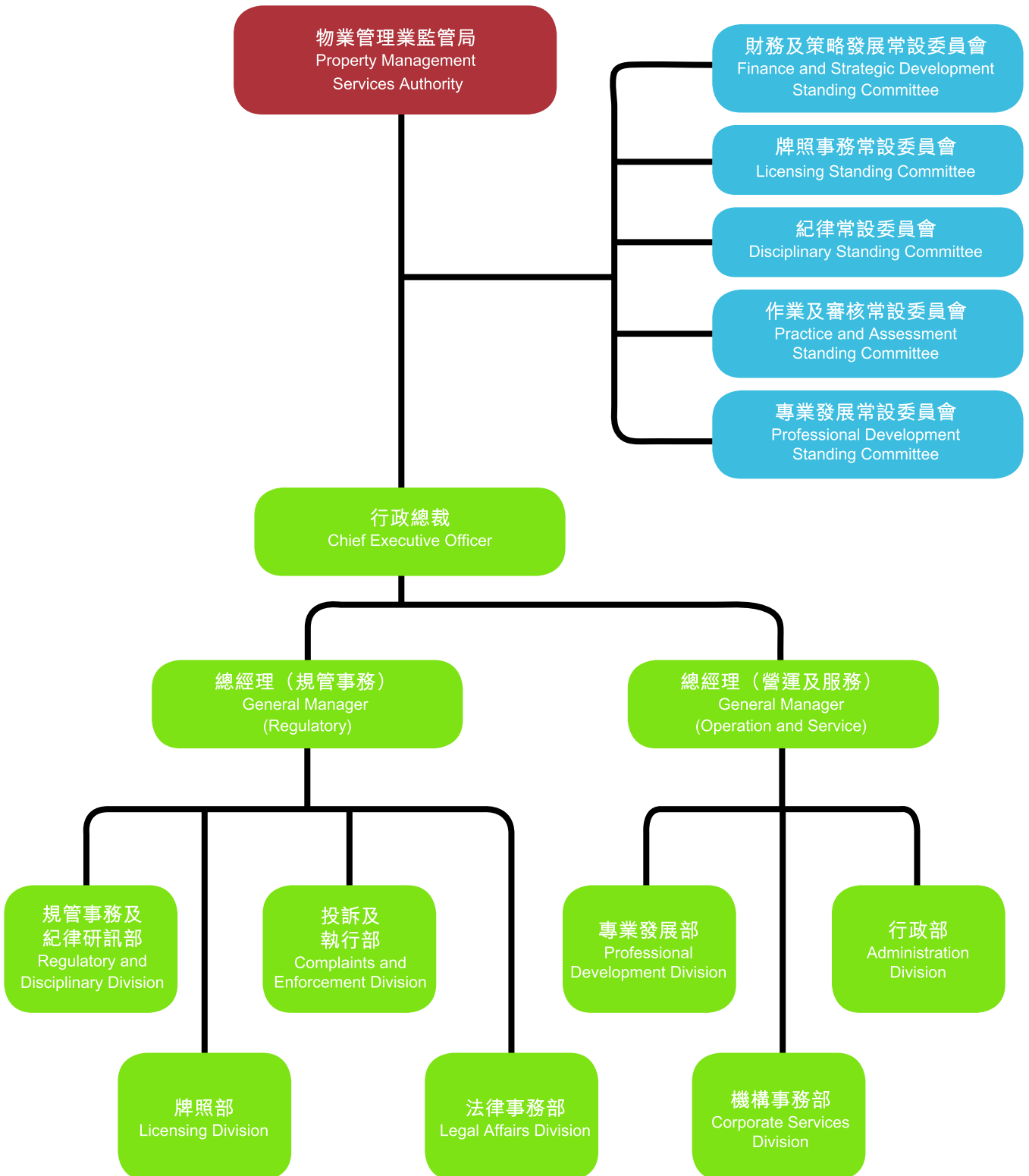
## 獨立核數師報告及財務報表 Independent Auditor's Report and Financial Statements

監管局預期於 2019 年 4 月 1 日起採納香港財務報告準則第 16 號。監管局現正評估採納香港財務報告準則後的影響，且正考慮會否選擇利用現有可行權宜方式，以及將會採用的過渡方式及寬免。誠如財務報表附註 6 所披露，於 2018 年 3 月 31 日，監管局根據不可撤銷經營租賃而須於未來支付的最低租賃付款總額約為 231,000 港元。採納香港財務報告準則第 16 號後，當中所列部分金額或需確認為新有使用權資產及租賃負債。然而，監管局需作進一步分析，以確定將予確認的新有使用權資產及租賃負債，包括但不限於涉及低價值資產租賃及短期租賃的金額、所選其他可行權宜方式及寬免以及採用該準則日期前訂立的新租賃。

The Authority expects to adopt HKFRS 16 from 1st April 2019. The Authority is currently assessing the impact of HKFRS 16 upon adoption and is considering whether it will choose to take advantage of the practical expedients available and which transition approach and reliefs will be adopted. As disclosed in Note 6 to the financial statements, at 31st March 2018, the Authority had future aggregate minimum lease payments under non-cancellable operating leases of approximately HK\$231,000. Upon adoption of HKFRS 16, certain amounts included therein may need to be recognised as new right-of-use assets and lease liabilities. Further analysis, however, will be needed to determine the amount of new rights of use assets and lease liabilities to be recognised, including, but not limited to, any amounts relating to leases of low-value assets and short term leases, other practical expedients and reliefs chosen, and new leases entered into before the date of adoption.



監管局組織架構圖  
Organisation Chart of the Authority





## 附錄二：監管局成員名單 Annex 2: Membership of the Authority

### 監管局成員名單

#### 主席

謝偉銓先生，BBS

#### 副主席

王國興先生，BBS，MH

#### 成員

郭岳忠測量師

吳光銘先生

譚國榮先生

黃輝成先生

甄韋喬先生，MH

陳繼宇博士，JP

許智文教授，MH

吳韻宜女士

黃栢欣女士

陳恒鑛先生，BBS，JP

鄭麗琮女士

梁文廣先生

伍翠瑤博士，JP

譚領律先生，MH

易志明先生，SBS，JP

葉興國先生，BBS，MH，JP

房屋署署長或其代表

民政事務總署署長或其代表

### Membership of the Authority

#### Chairperson:

Mr Tony TSE Wai-chuen, BBS

#### Vice-chairperson:

Mr WONG Kwok-hing, BBS, MH

#### Members:

Sr Dick KWOK Ngok-chung

Mr Paul NG Kwong-ming

Mr Ivan TAM Kwok-wing

Mr Justin WONG Fai-sing

Mr Mickey YAN Wai-kiu, MH

Dr Jason CHAN Kai-yue, JP

Professor Eddie HUI Chi-man, MH

Ms Wendy NG Wan-ye

Ms Annie WONG Pak-yan

Mr CHAN Han-pan, BBS, JP

Ms CHENG Lai-king

Mr LEUNG Man-kwong

Dr Jennifer NG Chui-yiu, JP

Mr Stanley TAM Lanny, MH

Mr Frankie YICK Chi-ming, SBS, JP

Mr YIP Hing-kwok, BBS, MH, JP

Director of Housing or his representative

Director of Home Affairs or her representative

## 附錄二：監管局成員名單 Annex 2: Membership of the Authority



### 主席

#### Chairperson

謝偉銓先生，BBS

Mr Tony TSE Wai-chuen, BBS

立法會議員

Member, Legislative Council

- ▶ 獨立監察警方處理投訴委員會副主席
- ▶ 海濱事務委員會委員
- ▶ 公務員薪俸及服務條件常務委員會委員
- ▶ 嶺南大學諮議會成員
- ▶ 全國政協委員
- ▶ 中國科學技術協會委員
- ▶ Vice Chairman, Independent Police Complaints Council
- ▶ Member, Harbourfront Commission
- ▶ Member, Standing Commission on Civil Service Salaries and Conditions of Service
- ▶ Member, The Court of Lingnan University
- ▶ Member, The National Committee of the Chinese People's Political Consultative Conference
- ▶ Member, China Association for Science and Technology



### 副主席

#### Vice-Chairperson

王國興先生，BBS，MH

Mr WONG Kwok-hing, BBS, MH

東區區議會議員

Member, Eastern District Council

- ▶ 23萬監察發言人
- ▶ 前立法會議員
- ▶ 東區區議會前副主席
- ▶ 酒牌局前委員
- ▶ 前市政局議員
- ▶ 前市政局公眾衛生委員會副主席
- ▶ Spokesman, "Supervision by 230,000"
- ▶ Past Member, Legislative Council
- ▶ Past Vice Chairman, Eastern District Council
- ▶ Past Member, Liquor Licensing Board
- ▶ Member, Former Urban Council
- ▶ Vice Chairman, Former Public Health Select Committee of Urban Council

## 附錄二：監管局成員名單 Annex 2: Membership of the Authority

### 成員 Members



#### 郭岳忠測量師

Sr Dick KWOK Ngok-chung

#### 佳定物業管理有限公司董事長

Managing Director, Guardian Property Management Limited

- ▶ 香港測量師學會會長
- ▶ 土地及建設諮詢委員會委員
- ▶ 教育局物業管理行業培訓諮詢委員會委員
- ▶ 律師紀律審裁團委員
- ▶ 行政上訴委員會委員
- ▶ 香港房屋協會委員
- ▶ President, The Hong Kong Institute of Surveyors
- ▶ Member, Land and Development Advisory Committee
- ▶ Member, Property Management Industry Training Advisory Committee
- ▶ Lay Member, Solicitors Disciplinary Tribunal Panel of Judiciary
- ▶ Panel Member, Administrative Appeals Board
- ▶ Member, Hong Kong Housing Society



#### 吳光銘先生

Mr Paul NG Kwong-ming

#### 嘉里物業管理服務有限公司高級經理－物業服務

Senior Manager – Property Services, Kerry Property Management Services Limited

- ▶ 房屋經理註冊管理局主席
- ▶ 英國特許房屋經理學會亞太分會前主席
- ▶ 資歷架構行業培訓諮詢委員會委員
- ▶ 僱員再培訓局物業管理及保安技術顧問
- ▶ Chairman, Housing Managers Registration Board
- ▶ Past Chairman, Chartered Institute of Housing Asian Pacific Branch
- ▶ Member, Qualification Framework, Industry Training Advisory Committee - Property Management
- ▶ Technical Advisor, Property Management & Security, Employees Retraining Board



#### 譚國榮先生

Mr Ivan TAM Kwok-wing

#### 其士國際集團有限公司副董事總經理

Deputy Managing Director, Chevalier International Holdings Limited

- ▶ 職業安全健康局成員
- ▶ 水務諮詢委員會委員
- ▶ 推動使用電動車輛督導委員會委員
- ▶ 僱員補償保險徵款管理局委員
- ▶ 香港特許秘書公會前會長及理事
- ▶ 香港物業管理公司協會前會長及理事
- ▶ 香港保險業聯會之一般保險總會委員
- ▶ Member, Occupational Safety & Health Council
- ▶ Member, Advisory Committee on Water Supplies
- ▶ Member, Steering Committee on the Promotion of Electric Vehicles
- ▶ Member, Employees' Compensation Insurance Levies Management Board
- ▶ Immediate Past President & Council Member, The Hong Kong Institute of Chartered Secretaries
- ▶ Past President & Council Member, The Hong Kong Association of Property Management Companies
- ▶ Councilor, The General Insurance Council in the Hong Kong Federation of Insurers



## 附錄二：監管局成員名單 Annex 2: Membership of the Authority



### 黃輝成先生

Mr WONG Fai-sing

#### 雄獅培訓中心有限公司董事總經理

General Manager, Lion Training Centre Limited

- ▶ 物業管理行業培訓諮詢委員會委員
- ▶ 香港醫療輔助隊顧問
- ▶ 香港交通安全輔助隊公共關係署助理署長
- ▶ 聖約翰救傷隊港島東聯隊會長
- ▶ Member, Property Management Industry Training Advisory Committee
- ▶ District Liaison Officer, Auxiliary Medical Service
- ▶ Assistant Director, Hong Kong Road Safety Patrol Public Relationship Section
- ▶ Corp President, St. John Ambulance Brigade - Island East Corp Hong Kong Command



### 甄韋喬先生，MH

Mr Mickey YAN Wai-kiu, MH

#### 利興環境服務有限公司董事總經理

Managing Director, Li Hing Environmental Services Company Limited

- ▶ 香港服務同盟召集人
- ▶ 願景基金會主席
- ▶ 香港菁英會副主席
- ▶ 青年廣場管理諮詢委員會非官方委員
- ▶ Convenor, Hong Kong Services Trade Alliance
- ▶ Chairman, VQ Foundation
- ▶ Vice Chairman, The Y. Elites Association
- ▶ Non-official Member, The Youth Square Management Advisory Committee



### 陳繼宇博士，JP

Dr Jason CHAN Kai-yue, JP

#### 香港理工大學專業及持續教育學院資訊科技總監

Head of Information Technology College of Professional and Continuing Education, The Hong Kong Polytechnic University

- ▶ 創新及科技局創科創投基金諮詢委員會委員
- ▶ 勞工及福利局兒童發展基金督導委員會委員
- ▶ 香港司法機構律師紀律審裁團成員
- ▶ 運輸及房屋局交通審裁處成員
- ▶ 教育局教育發展基金諮詢委員會委員
- ▶ 香港門薩學會主席
- ▶ 香港聯合國教科文組織協會協理副會長
- ▶ Advisory Committee Member, Innovation and Technology Venture Fund, Innovation and Technology Bureau
- ▶ Steering Committee Member, Child Development Fund, Labour and Welfare Bureau
- ▶ Solicitors Disciplinary Tribunal Panel Lay Member, Judiciary Hong Kong
- ▶ Transport Tribunal Panel Member, Transport and Housing Bureau
- ▶ Advisory Committee Member, Education Development Fund, Education Bureau
- ▶ Chairman, Hong Kong Mensa
- ▶ Associate Vice-President, UNESCO Hong Kong Association

## 附錄二：監管局成員名單

### Annex 2: Membership of the Authority



#### 許智文教授，MH

Professor Eddie HUI Chi-man, MH

#### 香港理工大學建築及房地產學系教授

Professor, Department of Building & Real Estate,  
The Hong Kong Polytechnic University

- ▶ 房屋協會監事委員會委員
- ▶ 市區重建局非執行董事
- ▶ 上訴審裁團（建築物）委員
- ▶ 證券及期貨事務房地產投資信託基金委員會成員
- ▶ Member, Supervisory Board, Hong Kong Housing Society
- ▶ Non-executive Director, Urban Renewal Authority Board
- ▶ Member, Appeal Tribunal Panel (Buildings)
- ▶ Member, Committee on Real Estate Investment Trusts, Securities and Futures Commission



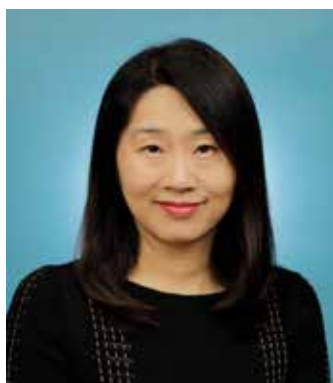
#### 吳韻宜女士

Ms Wendy NG Wan-yee

#### 會計師

Accountant

- ▶ 香港房屋委員會財務委員會會員
- ▶ Member, The Finance Committee and The Funds Management Sub-Committee, Hong Kong Housing Authority



#### 黃栢欣女士

Ms Annie WONG Pak-yan

#### 律師

Solicitor

- ▶ 稅務上訴委員會委員
- ▶ 上訴委員會（旅館業）非官方成員
- ▶ 上訴委員會（會社（房屋安全））非官方成員
- ▶ 上訴委員會（床位寓所）非官方成員
- ▶ 交通審裁處小組成員
- ▶ 香港律師會審查及紀律常務委員會成員
- ▶ 香港律師會審批委員會委員
- ▶ Member, The Board of Review (Inland Revenue Ordinance)
- ▶ Member, Appeal Board (Hotel and Guesthouse Accommodation)
- ▶ Member, Appeal Board (Clubs (Safety of Premises))
- ▶ Member, Appeal Board (Bedspace Apartments)
- ▶ Member, The Transport Tribunals' Panel
- ▶ Member, The Standing Committee on Compliance, The Law Society of Hong Kong
- ▶ Member, The Consents Committee, The Law Society of Hong Kong

## 附錄二：監管局成員名單 Annex 2: Membership of the Authority



### 陳恒鑌先生，BBS，JP

Mr CHAN Han-pan, BBS, JP

#### 立法會議員

Member, Legislative Council

- ▶ 荃灣區議會議員
- ▶ 新界社團聯會副理事長
- ▶ 新界青年聯會會長
- ▶ 龍崗區政協委員
- ▶ Member, Tsuen Wan District Council
- ▶ Vice Chairman, New Territories Association of Societies
- ▶ President, Federation of New Territories Youth
- ▶ Member, Longgang District Political Consultative Conference



### 鄭麗琼女士

Ms CHENG Lai-king

#### 中西區區議會議員

Member, Central & Western District Council

- ▶ 賽馬會文物保育有限公司大館諮詢委員會委員
- ▶ 市區重建局第 12 屆中西區分區諮詢委員會委員
- ▶ 中西區撲滅罪行委員會委員
- ▶ Member, JCCPS Advisory Committee, The Jockey Club CPL Limited
- ▶ Member, 12th Central and Western District Advisory Committee, Urban Renewal Authority
- ▶ Member, Fight Crime Committee, Central and Western District



### 梁文廣先生

Mr Scott LEUNG Man-kwong

#### 深水埗區議會議員

Member, Sham Shui Po District Council

- ▶ 香港房屋委員會商業樓宇小組委員會委員
- ▶ 上訴審裁團（建築物）成員
- ▶ 審裁小組（管制淫褻及不雅物品）成員
- ▶ 九龍社團聯會副秘書長
- ▶ 公屋聯會副主席
- ▶ Member, Commercial Properties Committee
- ▶ Member, Appeal Tribunal Panel (Buildings)
- ▶ Member, Panel of Adjudicators (Control of Obscene and Indecent Articles)
- ▶ Deputy Secretary, Kowloon Federation of Associations
- ▶ Vice-Chairman, Federation of Public Housing Estates

## 附錄二：監管局成員名單

### Annex 2: Membership of the Authority



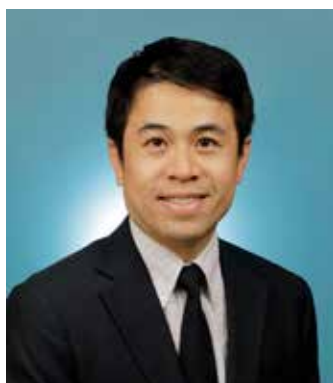
#### 伍翠瑤博士，JP

Dr Jennifer NG Chui-yiu, JP

#### 馬素加信建築工程有限公司行政總裁

Chief Executive Officer, Marshall-Karson Construction & Engineers Limited

- ▶ 博彩及獎券事務委員會委員
- ▶ 人類生殖科技管理局委員
- ▶ 香港浸會大學校董會委員
- ▶ 香港城市大學顧問委員會會員
- ▶ 博愛醫院董事局永遠顧問
- ▶ 香港專業及資深行政人員協會副會長
- ▶ 中國國情研習促進會（香港）創會會長
- ▶ 團結香港基金顧問
- ▶ Member, Betting and Lotteries Commission
- ▶ Member, Council on Human Reproductive Technology
- ▶ Member, Council of Hong Kong Baptist University
- ▶ Member, Court of City University of Hong Kong
- ▶ Permanent Advisor, Pok Oi Hospital
- ▶ Vice-President, HK Professionals and Senior Executives Association
- ▶ Founding President, Association of China Trend Studies (HK)
- ▶ Advisor, Our Hong Kong Foundation



#### 譚領律先生，MH

Mr Stanley TAM Lanny, MH

#### 西貢區議會議員

Member, Sai Kung District Council

- ▶ 華人永遠墳場管理委員會委員
- ▶ 西貢區議會社會服務及健康安全城市委員會主席
- ▶ Member, The Board of Management of the Chinese Permanent Cemeteries
- ▶ Chairman, Social Services & Healthy and Safe City Committee, Sai Kung District Council



#### 易志明先生，SBS，JP

Mr Frankie YICK Chi-ming, SBS, JP

#### 立法會議員

Member, Legislative Council

- ▶ 香港機場管理局董事會成員
- ▶ 香港海運港口局成員
- ▶ 九龍倉有限公司董事
- ▶ 海港企業有限公司董事
- ▶ 現代貨箱碼頭有限公司董事
- ▶ Member, Hong Kong Airport Authority
- ▶ Member, Hong Kong Maritime & Port Board
- ▶ Director, Wharf Limited
- ▶ Director, Harbour Centre Development Limited
- ▶ Director, Modern Terminals Limited

## 附錄二：監管局成員名單 Annex 2: Membership of the Authority



### 葉興國先生，BBS，MH，JP

Mr YIP Hing-kwok, BBS, MH, JP

#### 觀塘區議會議員

Member, Kwun Tong District Council

- ▶ 回收基金諮詢委員會委員
- ▶ 都市固體廢物收費支援小組委員
- ▶ 醫院管理局九龍區域諮詢委員會委員
- ▶ 淘大花園業主委員會聯會主席
- ▶ 香港童軍東九龍 1070 旅主席
- ▶ 勵賢會會長
- ▶ 瑪利諾中學校董
- ▶ Member, Advisory Committee on Recycling
- ▶ Fund Member, Municipal Solid Waste Charging Support Group
- ▶ Member, Kowloon Regional Advisory Committee, Hospital Authority
- ▶ Chairman, Amoy Gardens Owners Joint Committee
- ▶ Chairman, 1070th East Kowloon Group, The Scout Association of Hong Kong
- ▶ President, Association of District Ambassador
- ▶ School Manager, Maryknoll Secondary School



### 應耀康先生，JP

Mr Stanley YING Yiu-hong, JP

#### 房屋署署長 (或其代表)

Director of Housing  
(or his representative)



### 謝小華女士，JP

Miss Janice TSE Siu-wa, JP

#### 民政事務總署署長 (或其代表)

Director of Home Affairs  
(or her representative)



## 附錄三：監管局常設委員會職權範圍及成員名單 Annex 3: Terms of Reference and Membership of Standing Committees

現時監管局轄下共設有 5 個常設委員會，其職權範圍及成員名單如下。

Currently, five Standing Committees have been set up under the Authority. The terms of reference and membership lists of respective Standing Committees are as follows:

### 財務及策略發展常設委員會

### Finance and Strategic Development Standing Committee

此常設委員會的主要職能，是就具長遠影響的策略事宜以及財政預算事務，向監管局提出建議。委員會亦負責協助監管局監督人力資源管理，以及檢討和核准編制架構、重組事宜、人力策劃和人力資源政策及程序的制訂事宜。監管局成立初期，委員會獲授權處理並決定監管局的實務運作事宜，有關授權範圍並不會涉及監管局在《物管條例》下的法定職能。

This Standing Committee is responsible for making recommendations to the Authority on strategic issues of long term significance and budgetary matters. It is also responsible for assisting the Authority to oversee human resources management of the Authority and to review and approve establishment structure, re-organisation, manpower planning and development of human resources policies and procedures. At the early stage of the establishment of the Authority, the Committee is authorised to handle and make decisions on the operational matters of the Authority, which do not involve statutory functions of the Authority under the Ordinance.

#### 成員名單：

#### Membership:

##### 主席：

謝偉銓先生，BBS

##### Chairperson:

Mr Tony TSE Wai-chuen, BBS

##### 成員：

郭岳忠測量師  
譚國榮先生  
陳繼宇博士，JP  
吳韻宜女士  
伍翠瑤博士，JP  
譚領律先生，MH  
易志明先生，SBS，JP  
葉興國先生，BBS，MH，JP  
民政事務總署署長或其代表

##### Members:

Sr Dick KWOK Ngok-chung  
Mr Ivan TAM Kwok-wing  
Dr Jason CHAN Kai-yue, JP  
Ms Wendy NG Wan-ye  
Dr Jennifer NG Chui-yiu, JP  
Mr Stanley TAM Lanny, MH  
Mr Frankie YICK Chi-ming, SBS, JP  
Mr YIP Hing-kwok, BBS, MH, JP  
Director of Home Affairs or her representative

## 附錄三：監管局常設委員會職權範圍及成員名單 Annex 3: Terms of Reference and Membership of Standing Committees



### 牌照事務常設委員會

此常設委員會負責協助監管局考慮物業管理從業員和物業管理公司提出的牌照申請。委員會並會參與設計和檢討申請表格、牌照表格、牌照登記冊及其他有關牌照文件。委員會亦負責就發牌條件及牌照費用向監管局提出建議。

#### 成員名單：

##### 主席：

王國興先生，BBS，MH

##### 成員：

吳光銘先生

譚國榮先生

黃輝成先生

陳繼宇博士，JP

許智文教授，MH

陳恒鑛先生，BBS，JP

伍翠瑤博士，JP

葉興國先生，BBS，MH，JP

民政事務總署署長或其代表

### Licensing Standing Committee

This Standing Committee is tasked to assist the Authority to consider applications for licences submitted by the property management companies and property management practitioners. It will also help in designing and reviewing the application forms, licence forms, licence registers and other relevant licence documents. It is also responsible for making recommendations to the Authority on licensing requirements and licence fees.

#### Membership:

##### Chairperson:

Mr WONG Kwok-hing, BBS, MH

##### Members:

Mr Paul NG Kwong-ming

Mr Ivan TAM Kwok-wing

Mr Justin WONG Fai-sing

Dr Jason CHAN Kai-yue, JP

Professor Eddie HUI Chi-man, MH

Mr CHAN Han-pan, BBS, JP

Dr Jennifer NG Chui-yiu, JP

Mr YIP Hing-kwok, BBS, MH, JP

Director of Home Affairs or her representative



## 附錄三：監管局常設委員會職權範圍及成員名單 Annex 3: Terms of Reference and Membership of Standing Committees

### 紀律常設委員會

此常設委員會主要負責協助監管局處理紀律個案。委員會將進行其認為合適的研訊，並就監管局應作出的適當紀律處分提出建議。委員會亦會制訂指引及程序，確保處理紀律個案的一致性及公平性，並把有關作業方式不當的個案或投訴轉介其他委員會，以制定或修訂政策、作業守則或規定。

#### 成員名單：

##### 主席：

王國興先生，BBS，MH

##### 成員：

吳光銘先生  
甄韋喬先生，MH  
吳韻宜女士  
黃栢欣女士  
梁文廣先生  
譚領律先生，MH  
易志明先生，SBS，JP  
葉興國先生，BBS，MH，JP  
民政事務總署署長或其代表

### Disciplinary Standing Committee

This Standing Committee is primarily responsible for assisting the Authority to handle disciplinary cases. It will conduct such inquiry as it may think fit and make recommendations on the appropriate disciplinary actions to be taken by the Authority. It will also draw up guidelines and procedures to ensure consistency and fairness in handling disciplinary cases and refer cases of malpractice or complaints to other committees for formulation or revision of policies, practice or regulations.

#### Membership:

##### Chairperson:

Mr WONG Kwok-hing, BBS, MH

##### Members:

Mr Paul NG Kwong-ming  
Mr Mickey YAN Wai-kiu, MH  
Ms Wendy NG Wan-yee  
Ms Annie WONG Pak-yan  
Mr LEUNG Man-kwong  
Mr Stanley TAM Lanny, MH  
Mr Frankie YICK Chi-ming, SBS, JP  
Mr YIP Hing-kwok, BBS, MH, JP  
Director of Home Affairs or her representative





## 作業及審核常設委員會

此常設委員會負責協助監管局制定和檢討專業守則及作業守則，分別規管物業管理公司和物業管理從業員的專業操守及作業方式。如需進行資歷審核，委員會將協助監管局制定審核準則，以及執行審核工作。

### 成員名單：

#### 主席：

謝偉銓先生，BBS

#### 成員：

郭岳忠測量師  
黃輝成先生  
甄韋喬先生，MH  
許智文教授，MH  
黃栢欣女士  
鄭麗琼女士  
梁文廣先生  
房屋署署長或其代表  
民政事務總署署長或其代表

## Practice and Assessment Standing Committee

This Standing Committee is responsible for assisting the Authority to draw up and review the codes of conduct and the codes of practice governing the conduct and practice of property management companies and property management practitioners respectively. Where a qualifying assessment is required, the Committee will assist the Authority to set the parameters of and administer the qualifying assessment.

### Membership:

#### Chairperson:

Mr Tony TSE Wai-chuen, BBS

#### Members:

Sr Dick KWOK Ngok-chung  
Mr Justin WONG Fai-sing  
Mr Mickey YAN Wai-kiu, MH  
Professor Eddie HUI Chi-man, MH  
Ms Annie WONG Pak-yan  
Ms CHENG Lai-king  
Mr LEUNG Man-kwong  
Director of Housing or his representative  
Director of Home Affairs or her representative



## 附錄三：監管局常設委員會職權範圍及成員名單 Annex 3: Terms of Reference and Membership of Standing Committees

### 專業發展常設委員會

為提升物業管理行業的專業水平，此常設委員會擔當與業界聯繫的重任，探討如何提升作業標準和服務質素。委員會亦會聯繫本地專上學院為從業員提供培訓，並會執行持續專業發展的規定。

#### 成員名單：

##### 主席：

許智文教授，MH

##### 成員：

郭岳忠測量師

譚國榮先生

黃輝成先生

陳繼宇博士，JP

黃栢欣女士

陳恒鑛先生，BBS，JP

鄭麗琼女士

房屋署署長或其代表

民政事務總署署長或其代表

### Professional Development Standing Committee

In order to enhance professionalism in the property management industry, this Standing Committee plays an important role in liaising with the industry to explore ways to improve the standard of practice and the quality of service. It will also liaise with the local tertiary institutions in providing training to individuals and administer continuing professional development requirements.

#### Membership:

##### Chairperson:

Professor Eddie HUI Chi-man, MH

##### Members:

Sr Dick KWOK Ngok-chung

Mr Ivan TAM Kwok-wing

Mr Justin WONG Fai-sing

Dr Jason CHAN Kai-yue, JP

Ms Annie WONG Pak-yan

Mr CHAN Han-pan, BBS, JP

Ms CHENG Lai-king

Director of Housing or his representative

Director of Home Affairs or her representative



**物業管理業監管局**  
**PROPERTY MANAGEMENT**  
**SERVICES AUTHORITY**

# 物業管理業監管局

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